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IMPROVEMENT PROGRAMME for RESIDENTIAL AREAS

CITY OF TORONTO PLANNING BOARD

JANUARY 1965

Toronto. City Planning Board.
[General publications]

PHILIP G. GIVENS, Q.C.

MAYOR

[G-45]

MAYOR'S OFFICE

TORONTO

January, 1965.

Many parts of our City are getting old. Generally they are still good places to live but the passage of time has taken its toll. Pockets of blight have developed, some places have been neglected, and areas that were once suburban are now immersed in the City and need to be adapted to their changed situation, and changing times, as well as provided with services not originally required.

These districts are tremendous assets to our City and its citizens. They are increasingly threatened by the effects of old age and it is increasingly necessary that steps be taken to protect and improve them. A continuous improvement programme, designed to this end, is essential if this growing problem is to be dealt with so that the City can remain healthy.

A strong co-ordinated effort by the City administration will be necessary to achieve this goal but, for success, it is imperative that this be in co-operation with the wholehearted efforts of our citizens, and senior governments. For this reason I would urge everyone to take a serious interest in the contents of this report which sets out a framework for proceeding and proposals for immediate action. In this way we should be able to arrive at decisions on a continuing improvement programme that can be implemented over the years ahead and give us all a brighter future to look forward to.

Yours sincerely,

Philip G. Givens

Mayor.

CITY OF TORONTO PLANNING BOARD

129 ADELAIDE STREET WEST, TORONTO 1, PHONE NO. 367-7182

Commissioner of Planning and Secretary-Treasurer: M. B. M. LAWSON

January, 1965.

The programme set out in this report should be of great benefit to all those living in the areas outlined, as well as to the City and to those who have invested in these areas. It offers the residents assurance that their areas will not be neglected, that they will in fact be improved, and that there will be assistance to make needed repairs to the houses. It offers the City a way of preserving those large areas of older homes which must continue as an important part of Toronto's fabric, and of carrying out all the measures that are necessary to improve them with substantial assistance from senior governments. It offers investors the assurance that their investment will be enhanced.

The need for such a programme has been recognised for a number of years since it was realised that many older areas would remain for a long time in the future and that they must be adapted to present-day needs, but it was only in 1964 that the senior governments took steps to make generous assistance available for all the necessary measures. Now this report sets out a programme to tackle those residential parts of the City most in need of action.

The scale of the job requires that it be undertaken as a continuing programme with several projects running simultaneously. The residents affected require assurance that action will be expeditious, and nothing less would give them such assurance. The programme itself, of course, will be subject to constant review as it is developed, to adapt it to changing needs. Since it is designed to help residential areas with the most pressing problems, it should be expected that there will also be other projects advanced over the years as part of overall City improvement plans, particularly in commercial and industrial areas.

Proposals for three projects are developed to the point where immediate action can be taken, initiating the programme. It is to be hoped that they will be undertaken with the enthusiastic co-operation of the residents, owners, the senior governments and the City. Only this co-operation can ensure that this attempt to improve much of the City will be successful.

Yours sincerely,

W. H. Clark
Chairman

IMPROVEMENT PROGRAMME

FOR

RESIDENTIAL AREAS

City of Toronto Planning Board

January, 1965

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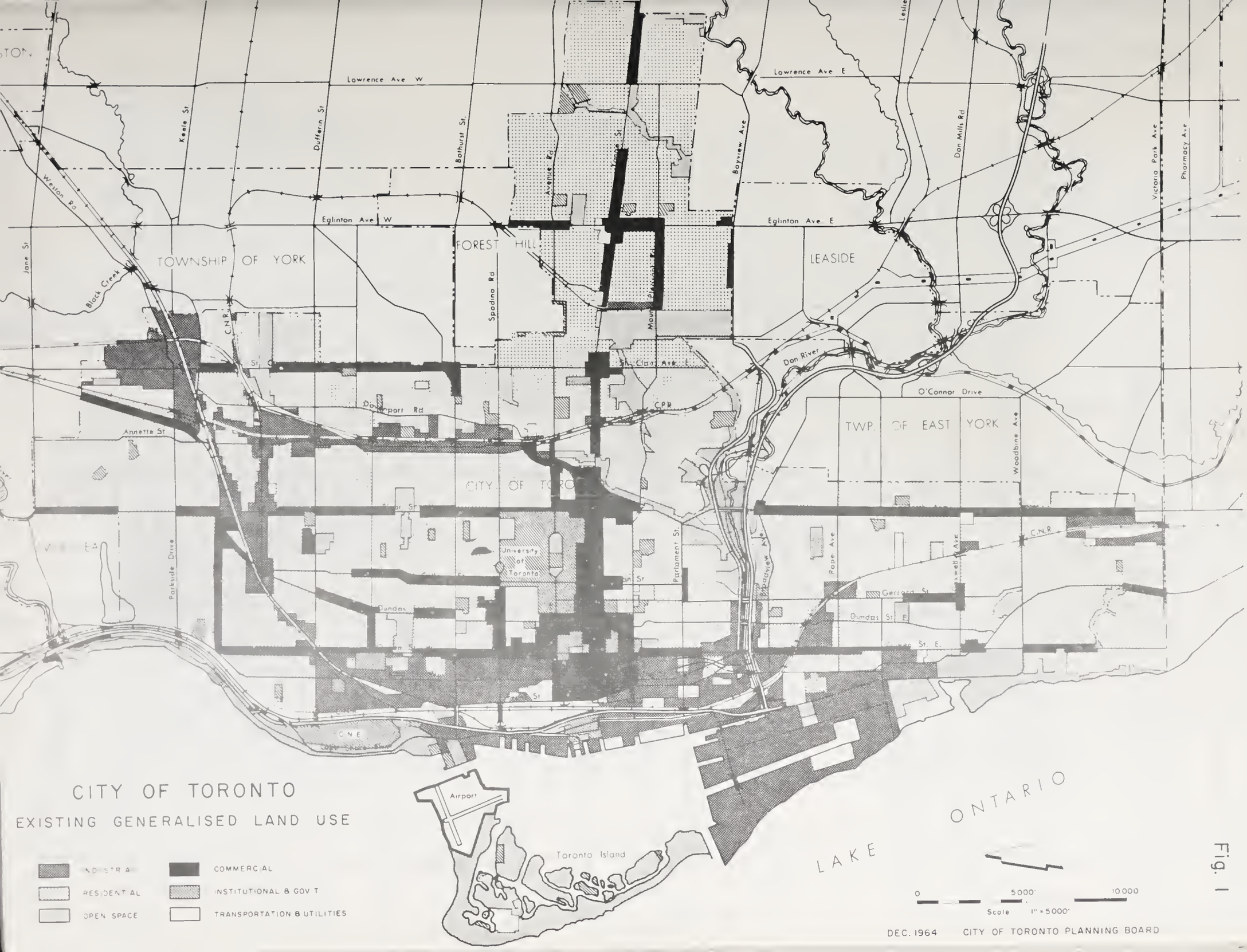
CITY OF TORONTO
EXISTING GENERALISED LAND USE
INDUSTRIAL
RESIDENTIAL
OPEN SPACE
COMMERCIAL
INSTITUTIONAL & GOVT
TRANSPORTATION & UTILITIES
LAKE ONTARIO
Toronto Island
Airport
TOWNSHIP OF YORK
FOREST HILL
LEASIDE
TWP. OF EAST YORK
CITY OF TORONTO
Lawrence Ave W
Lawrence Ave E
Eglinton Ave W
Eglinton Ave E
Weston Rd
Jane St
Black Creek
Keele St
Dufferin St
Bathurst St
Avenue Rd
Yonge St
Bayview Ave
Leslie
Don Mills Rd
Victoria Park Ave
Pharmacy Ave
Spadina Rd
Mount Pleasant Rd
Don River
O'Connor Drive
Annette St
Dundas St
Parkside Drive
University of Toronto
Parliament St
Broadview Ave
Pape Ave
Coxwell Ave
Woodbine Ave
Gerrard St
Dundas St E
C.N.R.
C.P.R.
C.N.E.
0
5000'
10000
Scale 1" = 5000'
DEC. 1964 CITY OF TORONTO PLANNING BOARD

Fig. 1

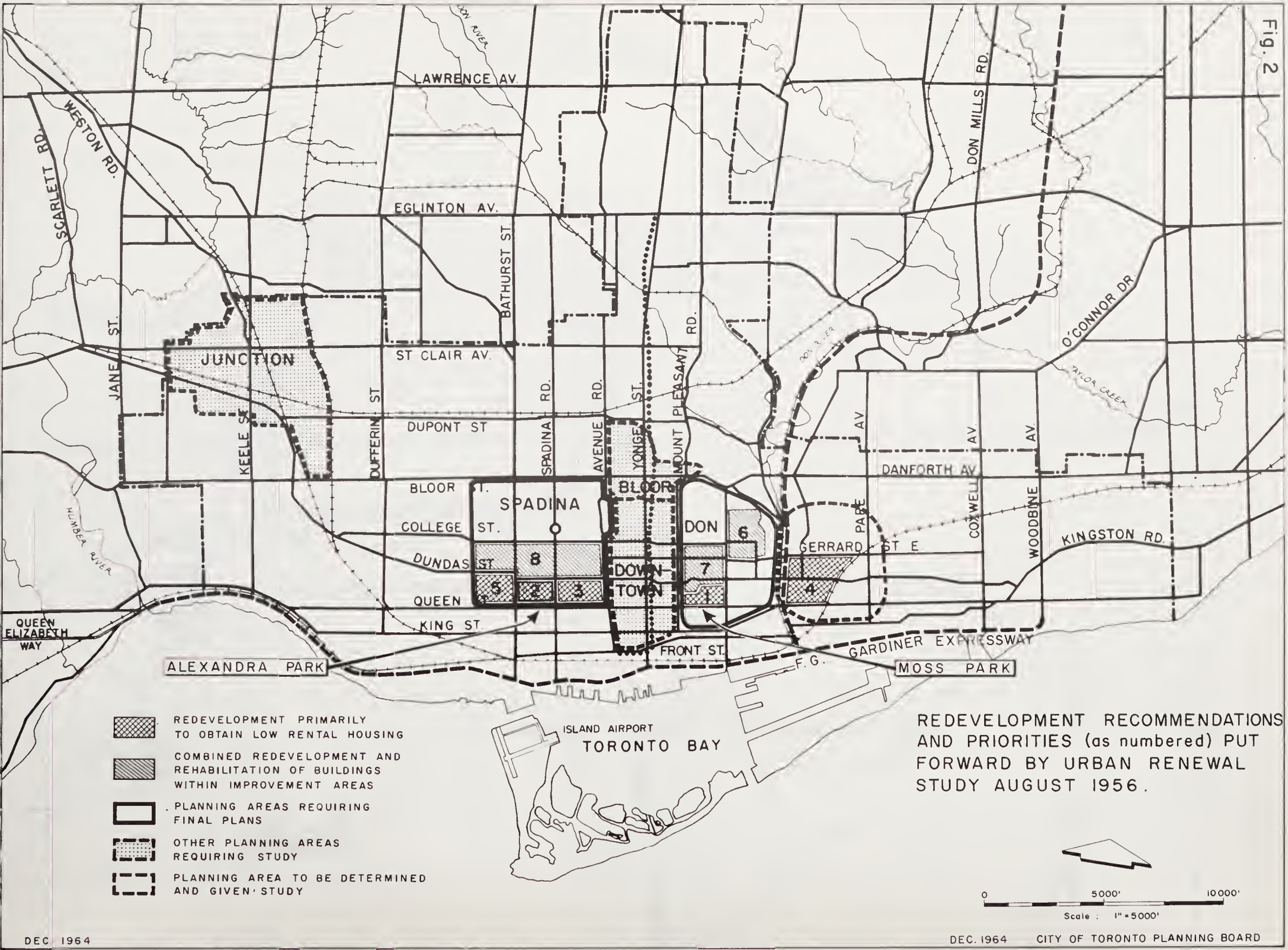
Fig. 2
LAWRENCE AV.
EGLINTON AV.
ST CLAIR AV.
DUPONT ST
BLOOR ST.
COLLEGE ST.
DUNDAS ST.
QUEEN
KING ST.
FRONT ST.
DANFORTH AV.
GERRARD ST E.
KINGSTON RD.
GARDINER EXPRESSWAY
F.G.
O'CONNOR DR.
DON MILLS RD.
WESTON RD.
SCARLETT RD.
JANE ST.
KEELE ST.
DUFFERIN ST
BATHURST ST.
SPADINA RD.
AVENUE RD.
YONGE ST.
MOUNT PLEASANT RD.
PARK AV.
COXWELL AV.
WOODBINE AV.
QUEEN ELIZABETH WAY
HUMBER RIVER
DON RIVER
TAYLOR CREEK
JUNCTION
SPADINA
BLOOR
DOWN-TOWN
DON
1
2
3
4
5
6
7
8
ALEXANDRA PARK
MOSS PARK
ISLAND AIRPORT
TORONTO BAY
REDEVELOPMENT PRIMARILY TO OBTAIN LOW RENTAL HOUSING
COMBINED REDEVELOPMENT AND REHABILITATION OF BUILDINGS WITHIN IMPROVEMENT AREAS
PLANNING AREAS REQUIRING FINAL PLANS
OTHER PLANNING AREAS REQUIRING STUDY
PLANNING AREA TO BE DETERMINED AND GIVEN STUDY
REDEVELOPMENT RECOMMENDATIONS AND PRIORITIES (as numbered) PUT FORWARD BY URBAN RENEWAL STUDY AUGUST 1956.
0
5000'
10000'
Scale : 1" = 5000'
DEC. 1964
DEC. 1964 CITY OF TORONTO PLANNING BOARD

PART I

INTRODUCTION

The Issue

Toronto is a young city. It was founded only 170 years ago, in 1794, and by 1834, when it was incorporated as a city, its population had reached only 9,254. It had grown to 144,000 by 1881 and to 470,144 by 1914. To-day the metropolitan population is close to 2 million.

As with any growing city much of the older property has been torn down to make way for new commercial and industrial buildings. Most of these inroads have been within the area of the old city which was, in any event, quite small in the late nineteenth century. The result is that only a small part of the housing in to-day's city survives from that period.

As time passes more and more of the city falls into the older categories, say 60 or more years old, just as the city was expanding 60 years earlier. And proportionately much less is displaced by commerce and industry. There is, of course, a substantial amount of clearance to make way for expressways, institutions, apartments, parks and other projects, but this is just as likely to be in newer as in older areas.

These older areas represent a tremendous asset to the city and its citizens. It is not merely that they have an enormous market value, it is also that they are mostly composed of houses of a type that meets the needs of the largest part of the population, the families with children. This will remain the dominant part of the population since there is only a limited demand to house single people and childless couples in the city, and this demand can be accommodated on a small portion of the city's land. And this is fortunate, for an entire city without children would be inhuman.

Few new houses can normally be built for these families with children since the land, being already occupied by other houses, is much too expensive. In any event, little would be achieved except to replace old houses with new ones. Where the old ones are completely worn out this is sensible, even necessary. But most of them are not. With reasonable renovation and maintenance they are good for many years to come and can provide good accommodation for future generations.

What is needed is a conscious recognition that these older homes and the areas in which they are located are of great value in meeting the needs of this most important part of our population. If neglected this great asset can be wasted, and can become a liability. If recognized and cared for, it can be of lasting value. Naturally there are problems. Here and there houses are beyond reasonable repair. Many do need some fixing up, or renovation, to make them more suitable for to-day's needs. Gardens are often neglected, or used for parking and storage, so that they offer little pleasure to

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the residents. The areas are often poorly served with parks, sewers may be inadequate, streets may look unsightly and be laid out in a manner that is inappropriate for to-day's traffic needs.

What is needed is a thorough examination of these older residential areas followed by a continuous improvement programme designed to bring them, area by area, up to a reasonable standard, and then to keep them in good condition, attractive for people to live in. Along with all the public measures involved, every encouragement will have to be given to home-owners to repair and renovate their homes as part of the total effort.

This report presents a survey of the conditions that have to be faced up to in the older residential areas. It outlines suitable project areas and proposes a continuing programme for dealing with them. Each project would be staged over several years and in the meantime other projects would be launched so that there would be several running concurrently. This could become a normal way of organizing many local public works over the years, a method that has great advantages because of the financing offered by senior governments. These financing arrangements make it possible to tackle many things that would previously have been too costly for the city to tackle alone.

Three projects are set out in sufficient detail that a start could be made on them in the near future. For the rest, a programme of intensive study should be undertaken so that projects could be fully prepared, to be undertaken as part of a continuing programme. In this way the improvement of these older residential areas could be carried out and their maintenance assured so that their residents, and the city as a whole, would benefit over the years ahead.

The Situation

In 1961, Toronto had 172,864 dwelling units* of which some 26,500 or 15% were built prior to 1900, i.e. more than 60 years old. 94,391 or 54.62% were constructed prior to 1920, and 55,084 or 31.87% were constructed in the period 1920-1945. In the 10-year period 1951-1961, some 13,600 dwelling units were demolished. Allowing for demolition and new construction it is anticipated that in 1980 there will be some 69,000 dwelling units, or about 31%, surviving from before 1920, i.e. more than 60 years old.

As a building ages it needs rehabilitation, not only to maintain it in structural and mechanical soundness but also to bring it up to contemporary standards of livability. The rehabilitation of dwellings is a continuing process which, coupled with area improvement, is already generally required over an extensive band in the centre of the City.

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* See Appendix (1) for D.B.S. definition of "dwelling" and other terms.

Of the 112,969 residential structures in the City, 4,728 or 4.1% are listed as "poor". They house 23,942 people. The 1961 Census gives the following data on the condition of Toronto's housing stock:

In need of major repair	-	6,129	units	3.55%	of total
No hot and cold running water	-	2,233	"	1.29	" "
No installed bath or shower	-	1,109	"	0.64	" "
No inside flush toilet	-	142	"	0.08	" "
No central heating	-	5,060	"	2.93	" "

Obsolescence is greatest in the central areas, and these would require more demolition and rebuilding than areas further out. But generally what is needed is extensive area improvement together with house renovation.

The band beyond the inner one is still in fairly good condition but no longer new, while the outer area is comparatively new.

The central areas, where the greatest physical deterioration occurs, are also the location of greatest social disorganization. Here incomes are lowest, unemployment highest, overcrowding the greatest, and crime and sickness rates higher than for the rest of the City. A comparatively large proportion (about 20%) of the population of the central areas is made up of independent single persons*. The city-wide average is 14.5%. The average net residential density of the inner areas is close to 150 persons per acre.

General Policy Objectives

As the city gets older, not only does its building stock age and tend to obsolescence, but its basic organization - street system, land use, densities, community services - also needs modification to meet the exigencies of change. The general objective is to maintain the efficient functioning and attractiveness of the residential areas of the city. This calls for a plan and a programme of implementation.

Within this general objective the plan should aim at the following:

1. Determination of the concept of the future role of each project area, including retention of whatever is valid and provision for whatever changes may be necessary.

2. Improvement of areas by re-routing or reconstruction of roads and sidewalks, provision of parks, extension of schools, new sewers, creation of parking and similar public measures.

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* Defined here as single persons 15 years and over, excluding children 15-24 years living in families. The group so defined is an approximation of the single persons 15 years and over who do not live with related families.

3. Protection and maintenance of sound housing.

4. Repair and renovation of housing that requires rehabilitation.

5. Clearance of slums, blight and substandard housing as well as other blighting influences such as noxious industry.

6. Re-use of cleared land for purposes that fit in with the concept of the future of the area.

7. Provision of adequate housing to meet the needs of the City's population, including families with low incomes, the elderly, single adults, and others.

8. Provision of shopping, and industry, as needed, including renovation of existing premises.

9. Fostering good design and attractive appearance, including design principles for public projects.

Limitation to Renewal of Older Residential Areas

A comprehensive renewal programme would consider all aspects of the entire city, including industrial and commercial uses, transportation, and community features, as well as residential areas. The measures used to ascertain the nature and extent of residential blight cannot be applied in the same manner to determine commercial or industrial "blight". For the latter, other criteria must be adopted such as economic vitality, poor location, and functional obsolescence. The condition of the City's commercial and industrial areas is a complex subject requiring a separate study which should be undertaken in the near future.

The programme to be presented here is restricted to the residential areas of the City. This report is chiefly concerned with identifying those parts of the City that most urgently need to be improved, outlining a programme for their improvement and the steps to be taken in implementing the programme.

PART II

BACKGROUND

Previous Action

In the past, renewal action was greatly restricted by narrow legislation. To qualify for financial assistance in acquisition and clearance under the terms of the National Housing Act, for example, a substantial part of the area at the time of acquisition had to be, or after redevelopment would be, used for residential purposes. Blight is not restricted to residential areas only and the provision disqualified for assistance those blighted industrial and commercial areas for which redevelopment in similar uses was desirable.

The total cost of urban renewal generally includes heavy municipal expenditure on necessary public works, for which no assistance from senior governments was previously available. The cost of essential street and service improvements, landscaping, or expenditures in connection with the provision of a community amenity such as a park, had to be met completely from municipal funds.

In public housing, the stress was on the provision of accommodation for families and little assistance was available for senior citizen, hostel, or other special group accommodation.

Changes to the National Housing Act in 1964 now allow for greater federal government assistance in urban renewal. Similar changes have been introduced by the provincial government.

The changes introduced this year open up new possibilities in urban renewal. This report takes these changes into account and the proposals advanced are possible because of the changes.

Background to this Report

The study entitled "URBAN RENEWAL, A Study of the City of Toronto, 1956" identified certain residential renewal areas and gave them a priority rating. First priority was the area bounded by Shuter, Sherbourne, Dundas, Parliament, Queen, and Jarvis Streets and second priority the area bounded by Bathurst Street, Dundas Street, Spadina Avenue and Queen Street. The first area, in somewhat reduced form, was subsequently redeveloped as the Moss Park Project. The second priority area, called "Alexandra Park", was the subject of a report*, now being implemented, which appeared in December, 1962. Following this report, Board of Control asked whether Alexandra Park should be considered a top priority for redevelopment and the City of Toronto Planning Board requested a report on any necessary change in the order of priority of redevelopment set out in the Urban Renewal Study of 1956.

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* "Report on The Improvement of the Alexandra Park Area", by the Advisory Committee on Alexandra Park Improvement, December, 1962.

In compliance with these requests the "Report on Priorities for Urban Renewal Study Areas", dated October 7, 1963, was prepared and submitted at the 216th Meeting of the City of Toronto Planning Board. At this meeting it was recommended that pockets for clearance and redevelopment be identified and priorities for immediate public action be determined.

This opened up the possibility of rapidly clearing and redeveloping pockets of poor housing wherever they might be, rather than the normal method of tackling them only as part of comprehensive projects for substantial areas, a process which takes a great deal of time to work out and execute.

The pockets of poor housing were identified and a priority rating worked out. Officials of Central Mortgage and Housing Corporation, the Ontario Government, the Metropolitan Corporation and the City joined in reviewing these studies and the resulting recommendations. As a result a policy ruling* was obtained from the senior governments that the pockets would have to be seen within the context of project areas to ensure that the proposals made good sense, though it would not be necessary in all instances to have a complete programme for the immediate treatment of the entire project areas: each case would be judged on its merits.

Subsequently amendments to the National Housing Act and to Ontario Government policy resulted in more stringent requirements for submissions to these governments, particularly the need to prepare "urban renewal schemes". As a result the original studies have been extended and re-organized to outline a series of project areas within a broad, continuing programme.

Concurrently with these studies two other related studies have been under way. The first is a Metropolitan-wide Urban Renewal Study being carried out by a special staff under the direction of the Metropolitan Planning Board; the second is a study of the willingness of home-owners in improvement areas to renovate their homes, being conducted by a special staff under the direction of the City Planning Board. The results of these studies have been taken into account as far as they are available and it is intended that the proposals in this report be reviewed when these studies are complete to determine whether any changes should be made. This should also be done when the findings of the Royal Commission on Metropolitan Toronto are published.

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* See Appendix (4) for the Central Mortgage and Housing Corporation policy on this matter.

Co-operation with Senior Governments

An improvement programme for the City must be undertaken in co-operation with the Federal and Provincial governments who provide a large part of the necessary financial assistance in implementing the programme. In addition, Metropolitan Toronto and the Ontario Municipal Board have to authorize debenturing for the municipal share of financing.

Approval must be obtained from the Province (Section 20, The Planning Act) to proceed with any project. Approvals must be obtained from both the Province and the Federal Government to obtain financial assistance for any projects (National Housing Act, The Planning Act, The Housing Development Act, Ontario Housing Corporation Act). Presumably approval will also have to be obtained from the Metropolitan Corporation if any financial assistance is to be obtained from that quarter.

For several years there has been provision for the following assistance from senior governments, provided the municipality's proposal was satisfactory and within an adopted official plan -

- assistance in net cost of clearance of residential blight
    - 50% under Section 23 (now 23B), N.H.A.
    - 25% under Provincial policy, Section 22, The Planning Act
    - 25% from Municipality
- assistance in building and subsidizing public housing for low-income families
    - 75% under Section 36 (now 35A) N.H.A.
    - 17½% under Section 17)1)(a) The Housing Development Act
    - 7½% from Municipality
- low-cost loans for limited-dividend, low-rental projects
    - 90% of lending value under Section 16 N.H.A.
    - balance from Municipality
    - Province may grant up to $1,000/unit, as in Moss Park, for rent reduction fund.

The 1964 amendments to the N.H.A. and to provincial policy* have greatly extended the aid available. Indeed, they are so sweeping

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* The N.H.A. amendments are contained in Bill C-102, as passed by the House of Commons, 9th June, 1964.

The Provincial Government has issued various policy statements setting out the terms of provincial assistance complementary to that made available under the new provisions of the N.H.A.

as to make a completely new and sounder approach to urban renewal both possible and logical. At the same time they call for much more thorough preparation by the municipality, more complete submissions (urban renewal schemes), and the adoption of an orderly process of carrying out projects. The assistance provided, over and above that previously available, includes:-

- assistance in cost of preparing urban renewal schemes
    - 50% under Section 23A, N.H.A.
    - Provincial Government aid will be available, under Section 22 of The Planning Act. The amount of such aid has not been fixed.
- assistance in all public works required to improve an area (streets, parks, sewers, etc.), except public buildings
    - 50% under Section 23B, N.H.A.
    - 25% under Section 22, The Planning Act.
- assistance in staff cost of executing projects
    - 50% under Section 23B, N.H.A.
    - 25% under Section 22, The Planning Act.
- provide loans (at limited-dividend rates) towards municipal share of costs of above actions
    - up to 2/3 under Section 23C, N.H.A.
- provide assistance in paying the net cost of clearance of any blighted property, not just residential (terms as for residential, under same sections of acts)
- low-cost loans and assistance for subsidizing public housing
    - 90% of construction cost and 50% of operating subsidy under Sections 35B, C, D, and E, N.H.A.
- low-cost loans for limited-dividend dormitory housing
    - 90% of lending value, as for other limited-dividend projects, under Section 16A, N.H.A.

The newly established Ontario Housing Corporation will be responsible for all aspects of housing in Ontario. The capital cost of all housing developed by the Corporation will be financed by the Federal and Provincial Governments. The municipality will be asked to contribute 7½% of the operating losses for all housing other than for senior citizens. For senior citizens, the municipality will waive all realty taxes in excess of $25 per suite per annum.

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Nevertheless, a municipality may, with Provincial Government approval, decide to dispense with the provisions of the Ontario Housing Corporation and undertake a subsidized public housing project jointly with the Federal Government. In this case, the municipality would have to bear either (a) 10% of the construction cost and 50% of the operating subsidy, under the terms of the 1964 amendment, or (b) 25% of the construction cost and 25% of the operating subsidy, according to the previous formula* which is still applicable.

- housing projects may include whatever housing is needed for the people to be housed, not only for families with children, under various sections N.H.A.

- The Ontario Housing Corporation will not be restricted in the form of accommodation it provides and developments can include family, senior citizen, hostel, and special group accommodation. The legislation is Section 2.(1) (e) of The Housing Development Act.

- N.H.A. mortgage loans to owners for purchase and/or renovation of houses within urban renewal schemes

    - 85% of lending value, after renovation, under Section 23D, N.H.A.

- An aim of the Ontario Housing Corporation is to make it possible for owners of existing older homes to carry out essential improvements. The legislation is 2.(1)(c) of The Housing Development Act.

These various provisions make possible the comprehensive schemes contemplated, including all measures necessary to overcome deficiencies inherited from the past, and to make older areas sound parts of the future city. The proposals in this report are intended as a start towards a continuing effort to develop satisfactory schemes and carry them out over the years ahead.

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* By this formula, the Federal Government used to put up 75% of construction costs and operating subsidy, the remaining 25% being shared by the Province and the Municipality.

PART III

SURVEY AND ANALYSIS

Existing Conditions

This section presents certain pertinent information on Toronto's housing stock in tables* and maps. The information on Age, Condition of Building (by external survey), Dwellings in Need of Major Repair, Non-exclusive Use of Bath or Shower and Flush Toilet, and Dwellings Without Furnace helps to identify the areas in greatest need of improvement.

54.6% of Toronto's dwellings were built prior to 1920 and only 13.5% were built after 1945.

Table (1)

Age and Physical Characteristics of Dwellings, City of Toronto, 1961

Characteristics	Number	% of Total
Age: Built Before 1920	94,391	54.6
Built After 1945	23,334	13.5
In need of major repairs	6,129	3.5
Non-exclusive use of Bath or Shower	26,853	15.5
Non-exclusive use of Flush Toilet	28,704	16.6
Without Furnace	5,115	3.0
Total Number of Dwellings in City = 172,864		

Source: D.B.S. Census, 1961.

Figure 8 shows the distribution of poor residential buildings. The worst part of the City, from the point of view of the condition of building, is the central area contained by College-Carlton Streets, the Don Valley, Gerrard Street, and the sweep of the railway tracks from Lansdowne to Logan Avenues.

The type of occupancy of a dwelling is useful as an indicator of the amount of maintenance it is likely to get. Generally an owner-occupied dwelling receives more care than one that is tenant-occupied, except in the case of apartments. Overcrowding is a straightforward indicator of the quality of accommodation. Heavy concentrations of lodgers may indicate an area where revenue is more important than the maintenance of good conditions.

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* See also Appendix (1).

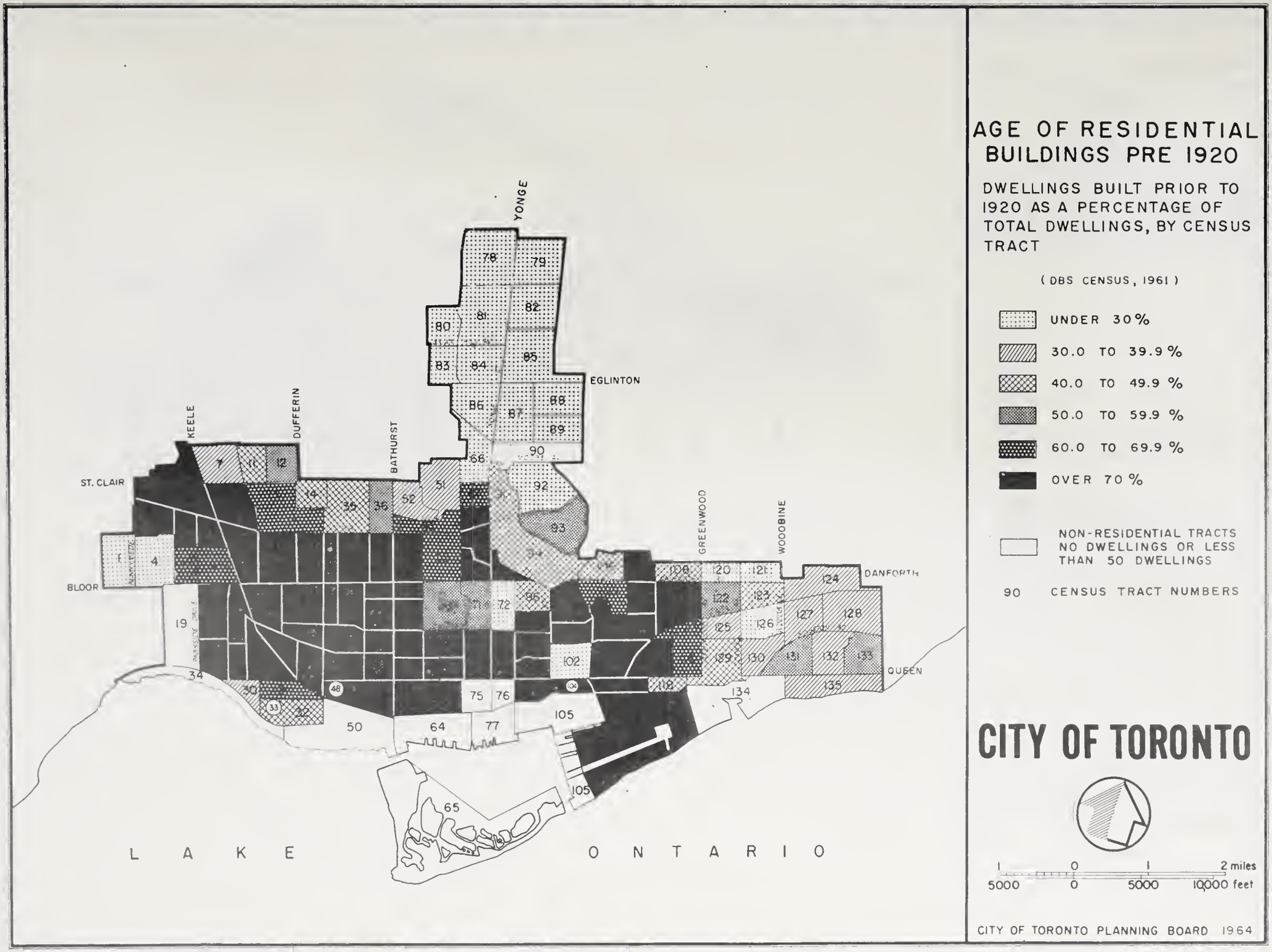
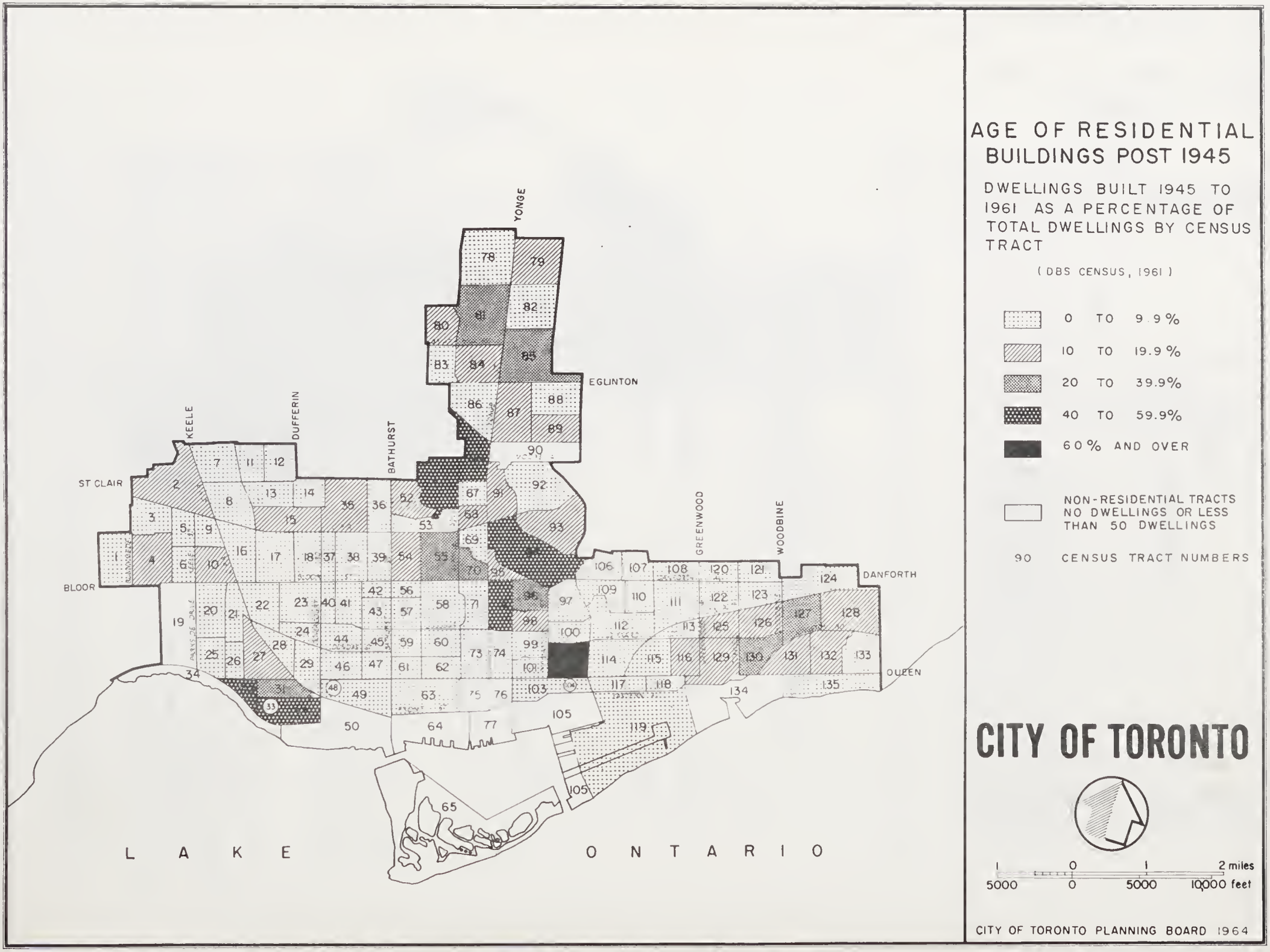

AGE OF RESIDENTIAL BUILDINGS PRE 1920
DWELLINGS BUILT PRIOR TO 1920 AS A PERCENTAGE OF TOTAL DWELLINGS, BY CENSUS TRACT
(DBS CENSUS, 1961)
UNDER 30%
30.0 TO 39.9 %
40.0 TO 49.9 %
50.0 TO 59.9 %
60.0 TO 69.9 %
OVER 70 %
NON-RESIDENTIAL TRACTS NO DWELLINGS OR LESS THAN 50 DWELLINGS
90 CENSUS TRACT NUMBERS
CITY OF TORONTO
1 0 1 2 miles
5000 0 5000 10,000 feet
CITY OF TORONTO PLANNING BOARD 1964
YONGE
EGLINTON
KEELE
DUFFERIN
BATHURST
GREENWOOD
WOODBINE
DANFORTH
ST. CLAIR
BLOOR
QUEEN
LAKE ONTARIO

Fig. 3

Fig. 4


AGE OF RESIDENTIAL BUILDINGS POST 1945
DWELLINGS BUILT 1945 TO 1961 AS A PERCENTAGE OF TOTAL DWELLINGS BY CENSUS TRACT
(DBS CENSUS, 1961)
0 TO 9.9%
10 TO 19.9%
20 TO 39.9%
40 TO 59.9%
60% AND OVER
NON-RESIDENTIAL TRACTS NO DWELLINGS OR LESS THAN 50 DWELLINGS
90 CENSUS TRACT NUMBERS
CITY OF TORONTO
1 0 1 2 miles
5000 0 5000 10,000 feet
CITY OF TORONTO PLANNING BOARD 1964
YONGE
EGLINTON
KEELE
DUFFERIN
BATHURST
ST CLAIR
BLOOR
GREENWOOD
WOODBINE
DANFORTH
QUEEN
L A K E O N T A R I O

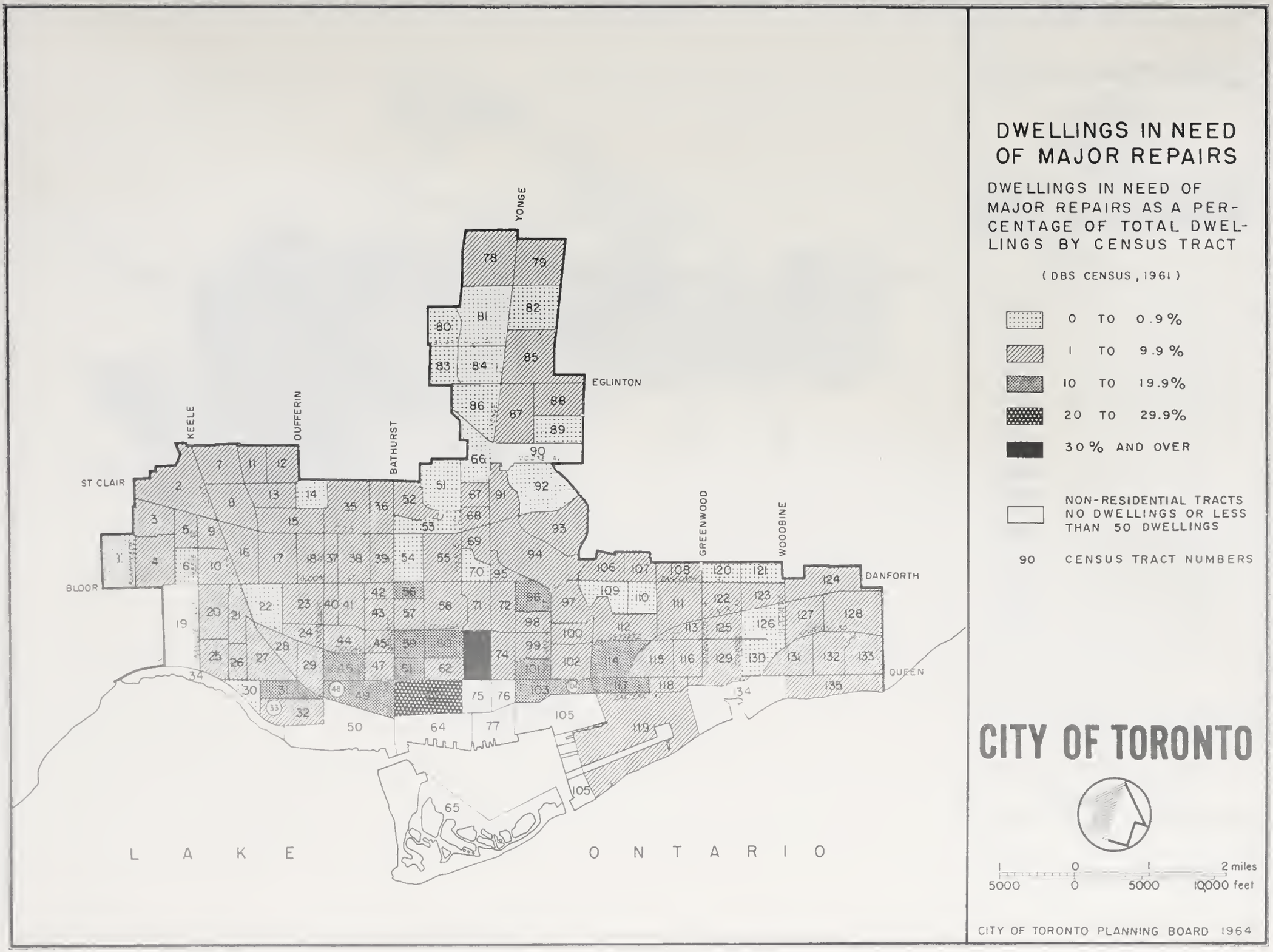
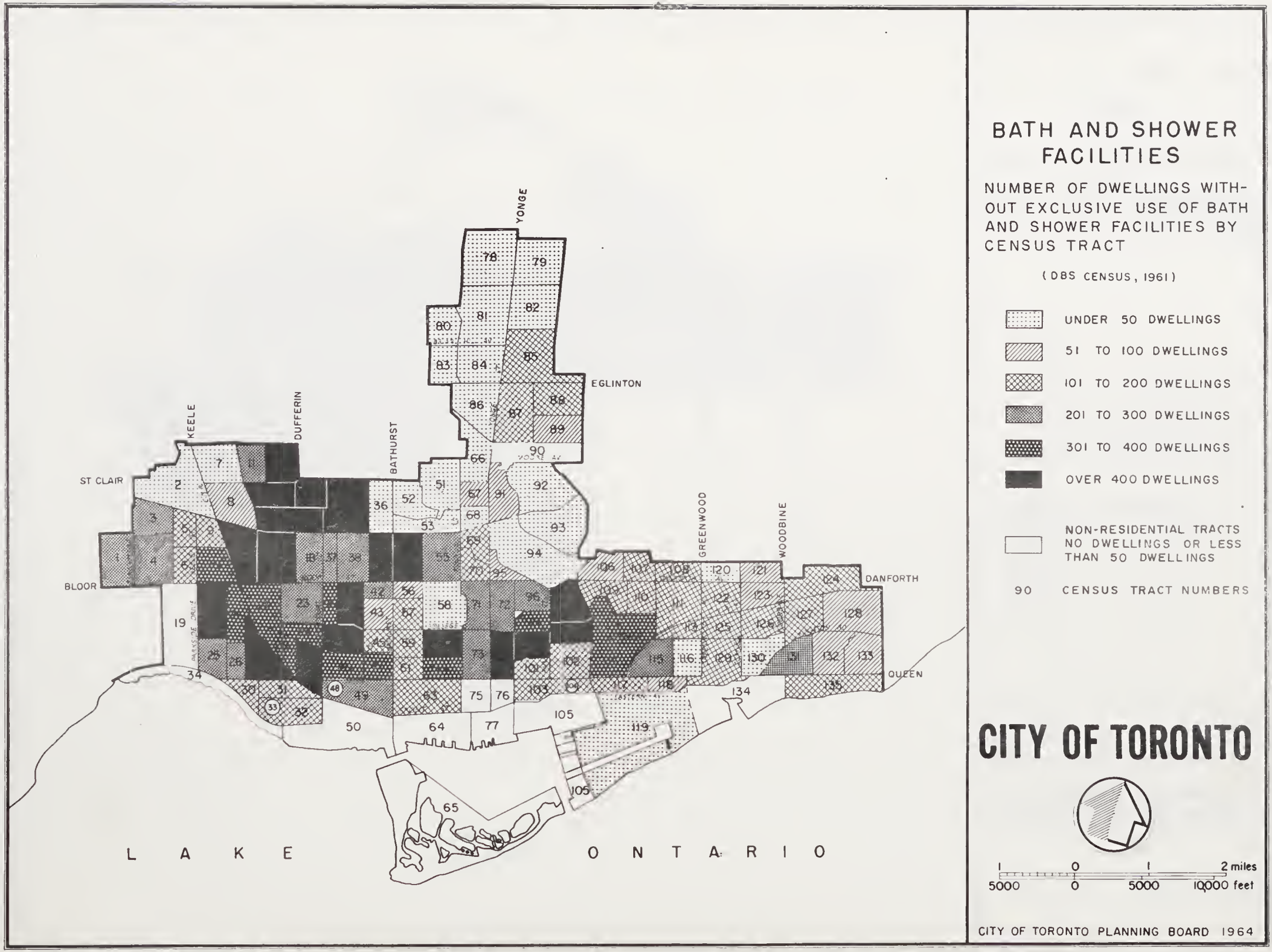

DWELLINGS IN NEED OF MAJOR REPAIRS
DWELLINGS IN NEED OF MAJOR REPAIRS AS A PERCENTAGE OF TOTAL DWELLINGS BY CENSUS TRACT
(DBS CENSUS, 1961)
0 TO 0.9%
1 TO 9.9%
10 TO 19.9%
20 TO 29.9%
30% AND OVER
NON-RESIDENTIAL TRACTS NO DWELLINGS OR LESS THAN 50 DWELLINGS
90 CENSUS TRACT NUMBERS
CITY OF TORONTO
2 miles
5000 0 5000 10000 feet
CITY OF TORONTO PLANNING BOARD 1964
YONGE
EGLINTON
KEELE
DUFFERIN
BATHURST
GREENWOOD
WOODBINE
DANFORTH
ST CLAIR
BLOOR
QUEEN
L A K E O N T A R I O

Fig. 5

Fig. 6


BATH AND SHOWER FACILITIES
NUMBER OF DWELLINGS WITHOUT EXCLUSIVE USE OF BATH AND SHOWER FACILITIES BY CENSUS TRACT
(DBS CENSUS, 1961)
UNDER 50 DWELLINGS
51 TO 100 DWELLINGS
101 TO 200 DWELLINGS
201 TO 300 DWELLINGS
301 TO 400 DWELLINGS
OVER 400 DWELLINGS
NON-RESIDENTIAL TRACTS NO DWELLINGS OR LESS THAN 50 DWELLINGS
90 CENSUS TRACT NUMBERS
CITY OF TORONTO
1 0 1 2 miles
5000 0 5000 10,000 feet
CITY OF TORONTO PLANNING BOARD 1964
YONGE
EGLINTON
KEELE
DUFFERIN
BATHURST
ST CLAIR
BLOOR
GREENWOOD
WOODBINE
DANFORTH
QUEEN
L A K E O N T A R I O

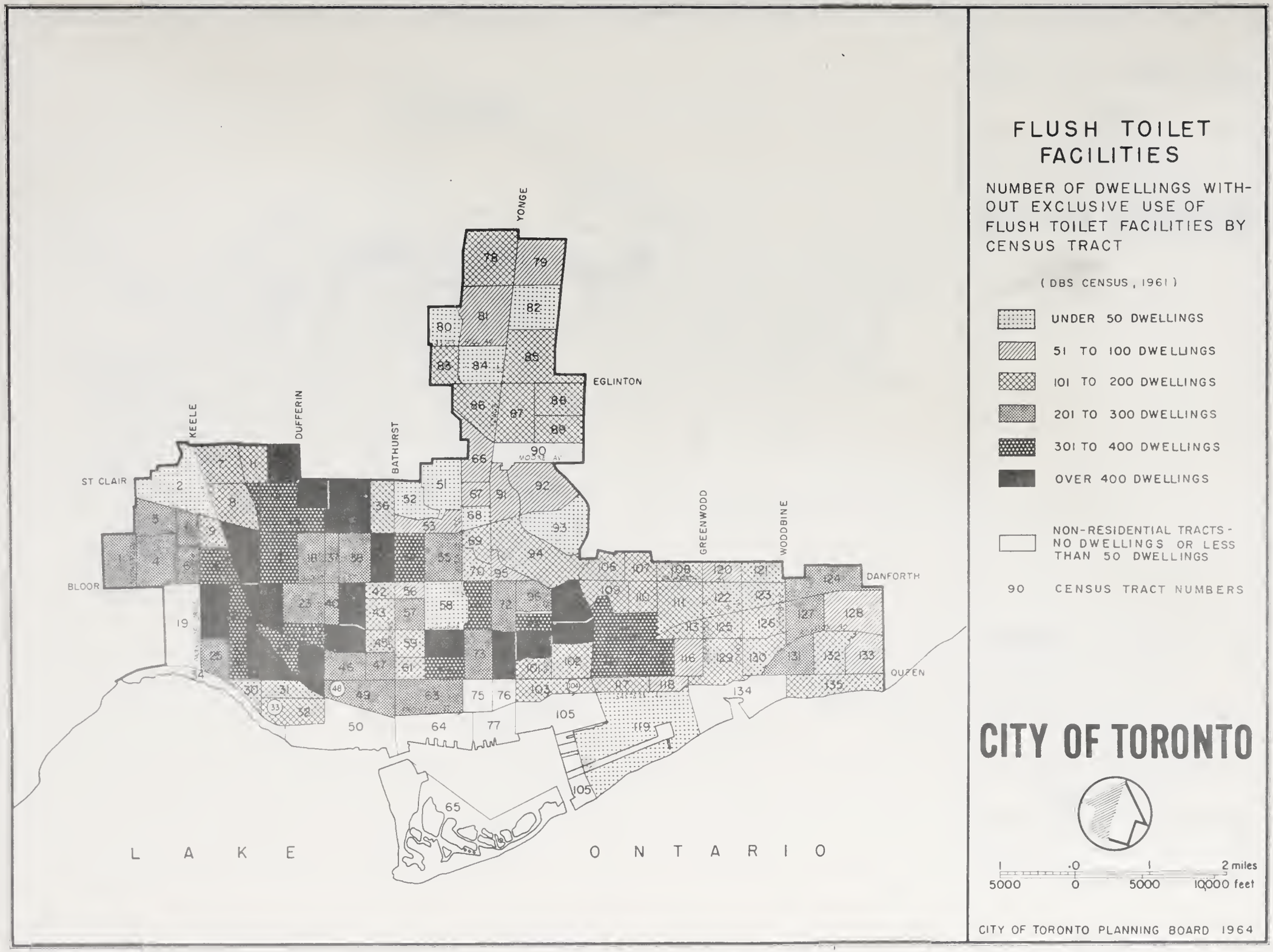
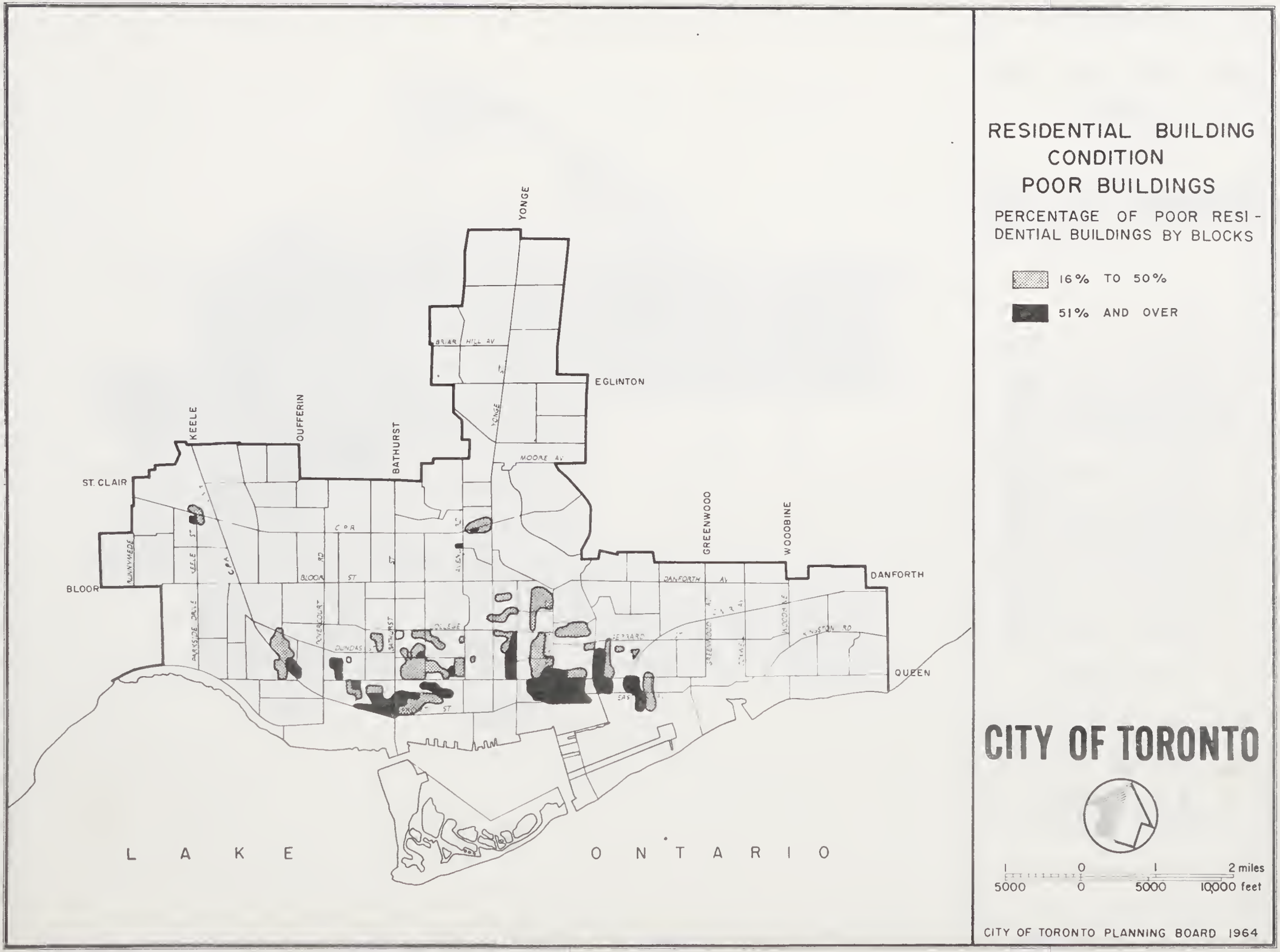

FLUSH TOILET FACILITIES
NUMBER OF DWELLINGS WITHOUT EXCLUSIVE USE OF FLUSH TOILET FACILITIES BY CENSUS TRACT
(DBS CENSUS, 1961)
UNDER 50 DWELLINGS
51 TO 100 DWELLINGS
101 TO 200 DWELLINGS
201 TO 300 DWELLINGS
301 TO 400 DWELLINGS
OVER 400 DWELLINGS
NON-RESIDENTIAL TRACTS - NO DWELLINGS OR LESS THAN 50 DWELLINGS
90 CENSUS TRACT NUMBERS
CITY OF TORONTO
1 .0 1 2 miles
5000 0 5000 10,000 feet
CITY OF TORONTO PLANNING BOARD 1964
YONGE
EGLINTON
KEELE
DUFFERIN
BATHURST
GREENWOOD
WOODBINE
DANFORTH
ST CLAIR
BLOOR
QUEEN
MOORE AV
L A K E O N T A R I O

Fig. 7

Fig. 8


RESIDENTIAL BUILDING CONDITION
POOR BUILDINGS
PERCENTAGE OF POOR RESIDENTIAL BUILDINGS BY BLOCKS
16% TO 50%
51% AND OVER
CITY OF TORONTO
2 miles
5000
10,000 feet
CITY OF TORONTO PLANNING BOARD 1964
YONGE
EGLINTON
KEELE
DUFFERIN
BATHURST
ST. CLAIR
BLOOR
GREENWOOD
WOODBINE
DANFORTH
QUEEN
BRIAR HILL AV
MOORE AV
DANFORTH AV
DUNDAS ST
LAKE ONTARIO

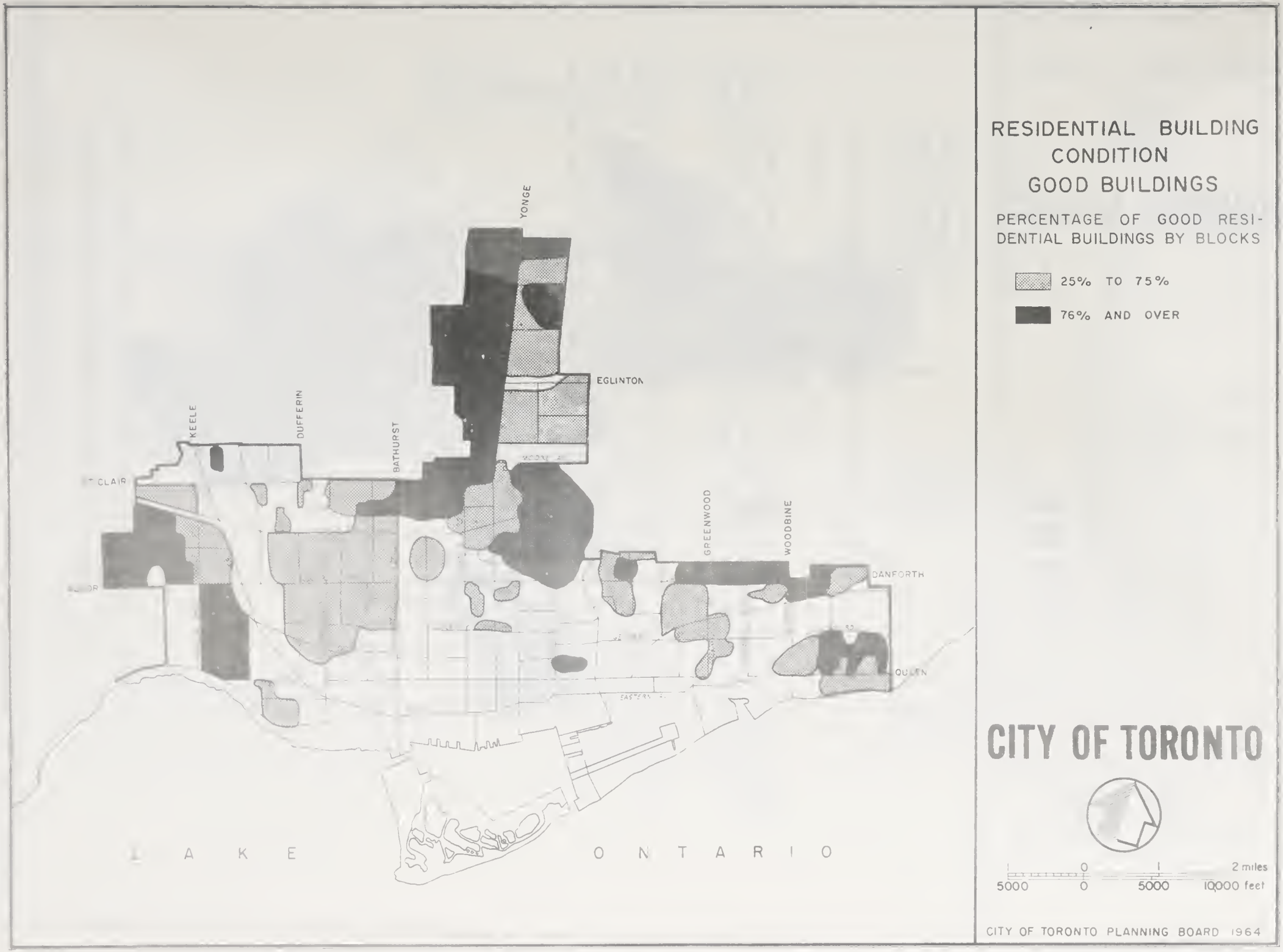

RESIDENTIAL BUILDING CONDITION
GOOD BUILDINGS
PERCENTAGE OF GOOD RESIDENTIAL BUILDINGS BY BLOCKS
25% TO 75%
76% AND OVER
CITY OF TORONTO
2 miles
5000 0 5000 10000 feet
CITY OF TORONTO PLANNING BOARD 1964
YONGE
EGLINTON
KEELE
DUFFERIN
BATHURST
CLAIR
GREENWOOD
WOODBINE
DANFORTH
QUEEN
LAKE ONTARIO

Fig. 9

Fig. 10

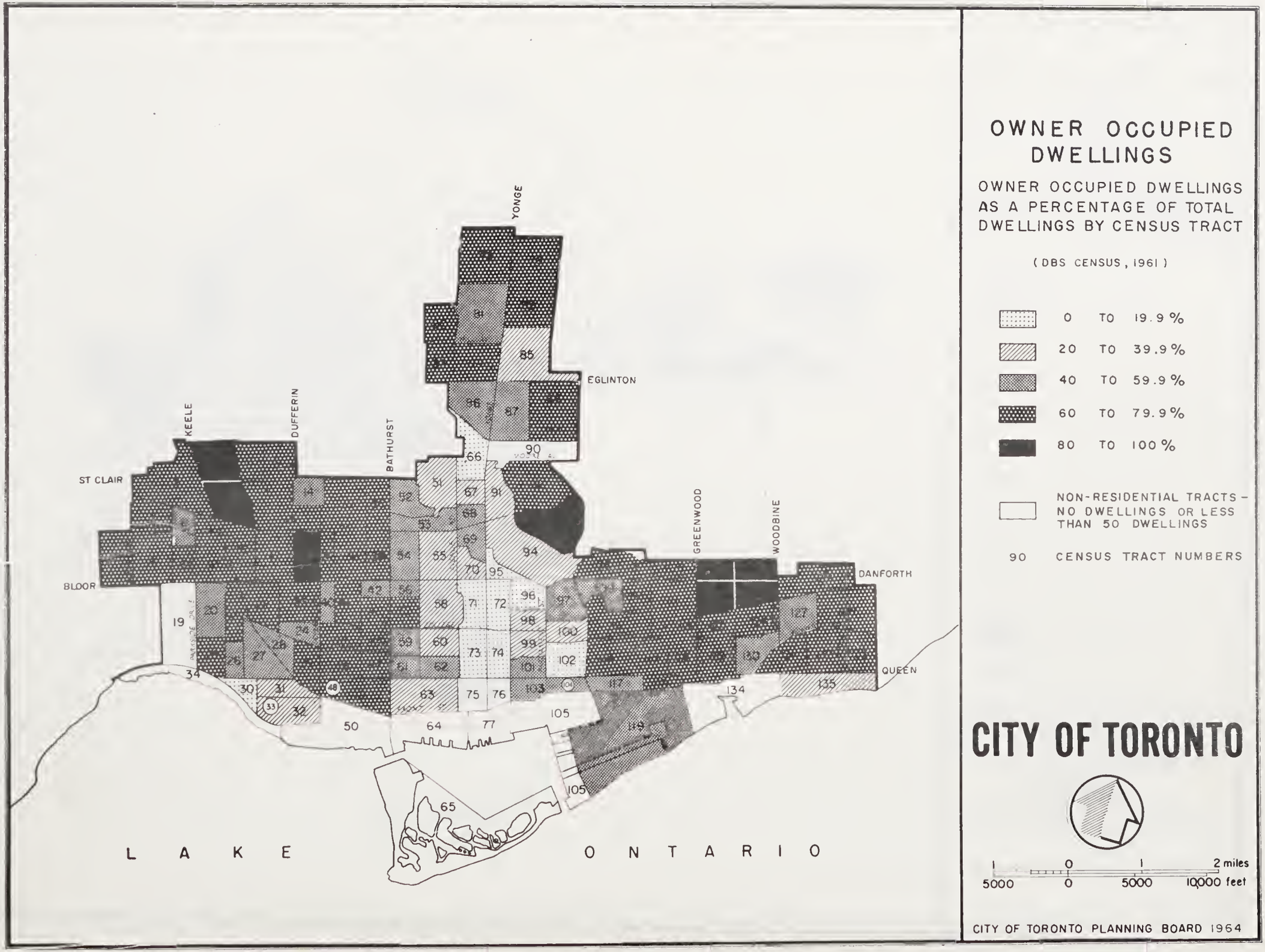

OWNER OCCUPIED DWELLINGS
OWNER OCCUPIED DWELLINGS AS A PERCENTAGE OF TOTAL DWELLINGS BY CENSUS TRACT
(DBS CENSUS, 1961)
0 TO 19.9 %
20 TO 39.9 %
40 TO 59.9 %
60 TO 79.9 %
80 TO 100 %
NON-RESIDENTIAL TRACTS – NO DWELLINGS OR LESS THAN 50 DWELLINGS
90 CENSUS TRACT NUMBERS
CITY OF TORONTO
1 0 1 2 miles
5000 0 5000 10,000 feet
CITY OF TORONTO PLANNING BOARD 1964
YONGE
EGLINTON
KEELE
DUFFERIN
BATHURST
ST CLAIR
BLOOR
GREENWOOD
WOODBINE
DANFORTH
QUEEN
L A K E O N T A R I O

Table (2)

Occupancy Characteristics of Dwellings,
City of Toronto, 1961

Characteristics	Number	% of Total
Owner-occupied	97,407	56.3
Tenant-occupied	75,402	43.6
Overcrowded	21,738	12.5
With Lodgers	45,383	26.3
Total Number of Dwellings in City = 172,864		

Source: D.B.S. Census, 1961.

The highest percentage of tenant-occupancy occurs in the central area. Overcrowding is also high in the centre and especially so in the area bounded by Bloor, Bathurst and Dundas Streets, and Dovercourt Road. This is also the area with the largest number of lodging families.

Family structure and family income are especially important features of the population. The City has a total population of 672,407 made up of 329,906 males and 342,601 females. The number of people in families is 522,934 or 77.7% of the total, while independent single persons number 97,872 or 14.5% of the total.

Table (3)

Size of Families by Number of Persons,
City of Toronto, 1961

Number of Persons	Number of Families	% of All Families
2 Persons	67,521	41.4
3 "	39,128	24.0
4 "	30,455	18.7
5 "	14,766	9.0
6 "	6,332	3.9
7 "	2,586	1.6
8 "	1,172	0.7
9 + "	956	0.6
Total	162,916	99.9
Average Number of Persons per Family = 3.2		

Source: D.B.S. Census, 1961.

/...

65.4% of the families in the City have 3 members or less. Large families are rare in the City and independent single persons are fairly numerous.

Table (4)

Wage and Salary Income,
City of Toronto, 1961

Unit	Average Wage and Salary Income $
Per Family	4,972
Per Male	3,583
Per Female	2,323

Source: D.B.S. Census, 1961.

Unemployed males numbered 10,103 in 1961 or 5.0% of the male labour force.

Figures 14 and 15 show the income distribution in the City. One fact stands out clearly - income tends to be low in the central area, where tenant-occupancy and overcrowding are highest.

Appendix (1) gives various tables of cross-classified data. The effect of age on the building may be gauged by the fact that of 94,391 dwellings built prior to 1920, 5,470 or 5.7% are in need of major repairs, while of 78,418 built 1921-1961, 659 or .8% are in need of major repairs. The effect of tenure is also noticeable, in that 1.6% of owner-occupied dwellings need major repairs as compared with 3.6% of rented dwellings.

Table No. 5* compares the living conditions of different income groups by showing the percentage of household heads of different income levels occupying deteriorated, old or ill-equipped dwellings, and by showing the average occupancy in terms of persons per room.

Though household heads with incomes under $3,000 per year make up only 28% of the total number of wage earner households, they occupy 44% of the dwellings in need of major repair, 33% of those built before 1920, 37% of those without furnace heating, 43% of those sharing bath facilities and 40% of those sharing toilet facilities.

/...

* Table No. 6 is included here to present the total number of household heads which by definition equals the number of households or occupied dwellings.

Table (5)

Quality of Accommodation by Income of Wage-Earner Household Heads*, City of Toronto

Income of Wage-Earner Household Heads	Number of Household Heads		Dwellings in Need of Major Repair		Dwellings Built Before 1920		Dwellings Without Furnace Heating		Dwellings Without Exclusive Use of Bath Facilities		Dwellings Without Exclusive Use of Toilet Facilities		Crowded Dwellings 1.1 or More Persons Per Room	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
More than $5,000 per year	25,686	22	139	4	8,598	14	344	10	1,220	6	1,774	9	1,451	7
$3,000 to $5,000 per year	54,063	46	1,833	47	30,410	49	1,633	48	8,708	46	9,354	47	8,913	50
Less than $3,000 per year	32,925	28	1,696	44	20,944	33	1,243	37	8,149	43	8,018	40	7,102	39
Not Stated	4,394	4	206	5	2,594	4	148	5	855	5	930	4	732	4
Total	117,068	100	3,874	100	62,546	100	3,368	100	18,932	100	20,076	100	18,198	100

* D.B.S. Definitions are as follows:

Household - A household consists of a person or group of persons occupying one dwelling. It usually consists of a family group, with or without lodgers, employees, etc. However, it may consist of a group of unrelated persons, of two or more families sharing a dwelling, or of one person living alone. Every person is a member of some household and the number of households equals the number of occupied dwellings.

Household Head - Every household has a head and the number of heads equals the households or occupied dwellings.

Wage-Earner - A wage-earner in the Census is a person who worked for others, either part-time or full-time, for wages, salary, tips or piece rates or who worked for others in non-family enterprises for payment in kind. Persons reported as being in the labour force, but not wage-earners, include those who were self employed or who were working as unpaid workers in a family business or enterprise.

Table (6)

Quality of Accommodation by Wage-Earner and Non Wage-Earner Household Heads, City of Toronto

Household Heads	Number of Household Heads		Dwellings in Need of Major Repair		Dwellings Built Before 1920		Dwellings Without Furnace Heating		Dwellings Without Exclusive Use of Bath Facilities		Dwellings Without Exclusive Use of Toilet Facilities		Crowded Dwellings 1.1 or More Persons Per Room	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Wage-Earner Household Heads	117,068	68	3,874	63	62,546	66	3,368	66	18,932	70	20,076	70	18,198	84
Non Wage-Earner Household Heads	55,796	32	2,255	37	31,845	34	1,747	34	7,921	30	8,628	30	3,540	16
City Total	172,864	100	6,129	100	94,391	100	5,115	100	26,853	100	28,704	100	21,738	100

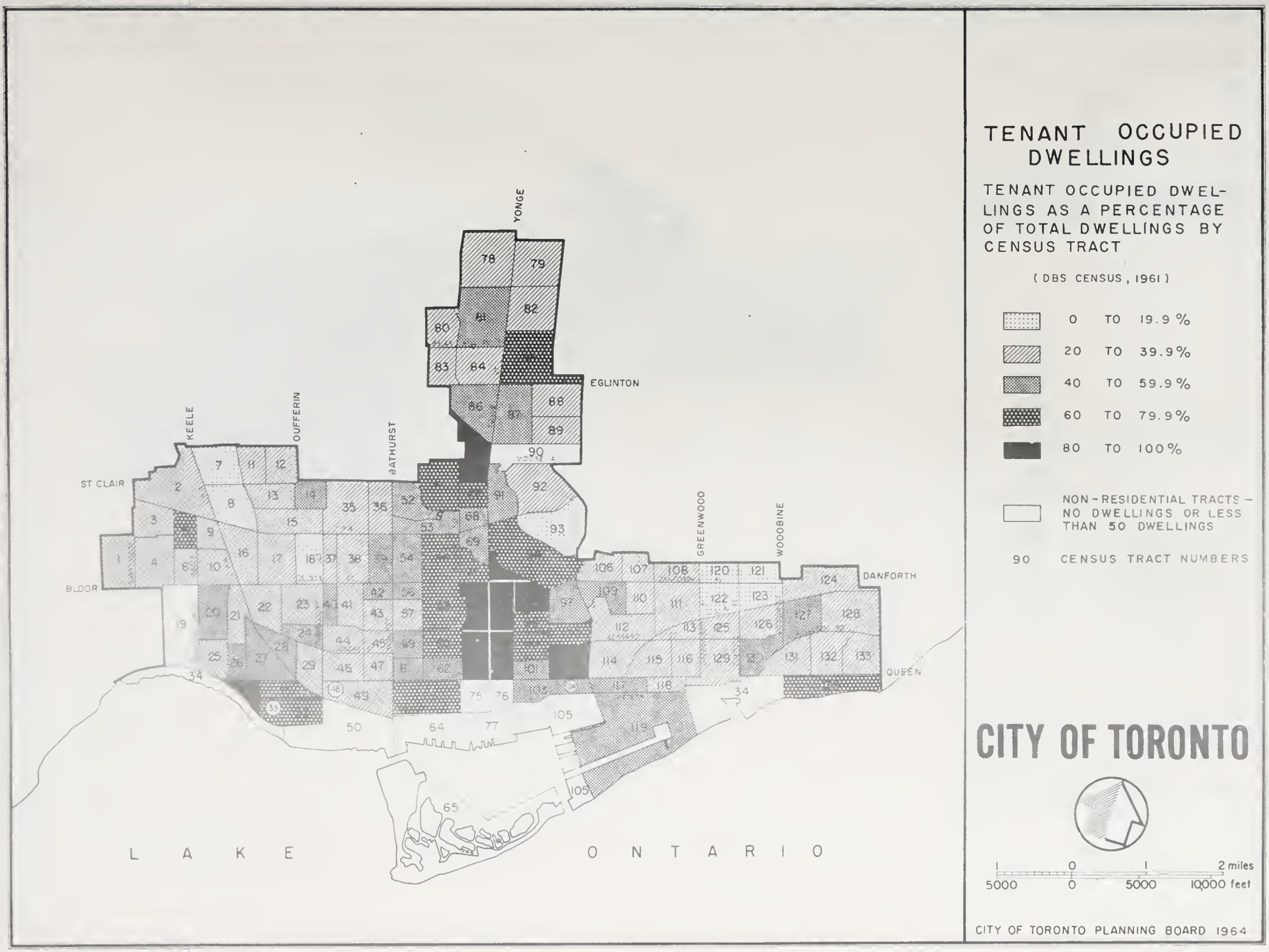
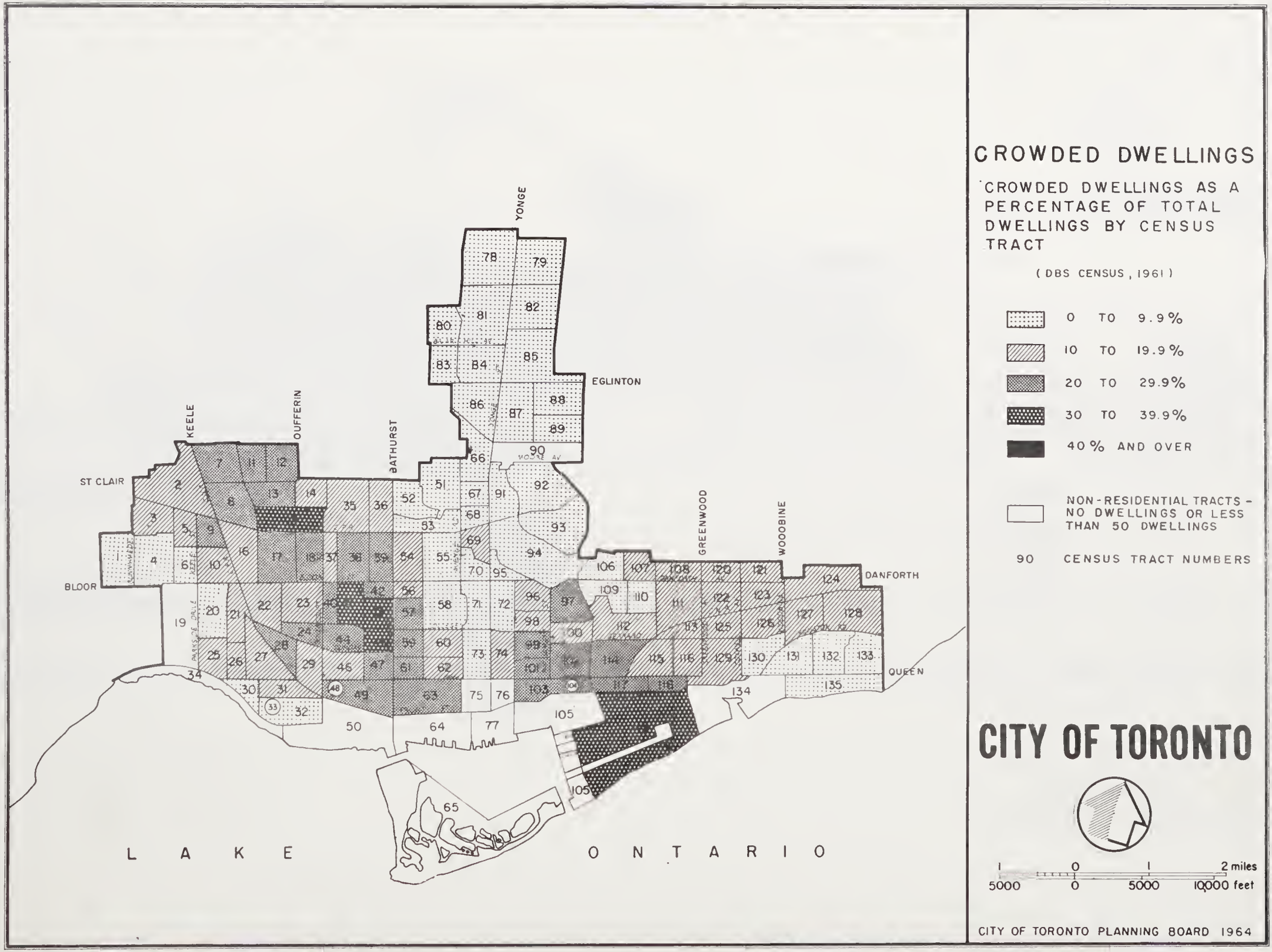

TENANT OCCUPIED DWELLINGS
TENANT OCCUPIED DWELLINGS AS A PERCENTAGE OF TOTAL DWELLINGS BY CENSUS TRACT
(DBS CENSUS , 1961)
0 TO 19.9 %
20 TO 39.9 %
40 TO 59.9 %
60 TO 79.9 %
80 TO 100 %
NON-RESIDENTIAL TRACTS – NO DWELLINGS OR LESS THAN 50 DWELLINGS
90 CENSUS TRACT NUMBERS
CITY OF TORONTO
2 miles
5000 0 5000 10,000 feet
CITY OF TORONTO PLANNING BOARD 1964
YONGE
EGLINTON
KEELE
DUFFERIN
BATHURST
ST CLAIR
BLOOR
GREENWOOD
WOODBINE
DANFORTH
QUEEN
L A K E O N T A R I O

Fig. 11

Fig. 12


CROWDED DWELLINGS
CROWDED DWELLINGS AS A PERCENTAGE OF TOTAL DWELLINGS BY CENSUS TRACT
(DBS CENSUS, 1961)
0 TO 9.9%
10 TO 19.9%
20 TO 29.9%
30 TO 39.9%
40% AND OVER
NON-RESIDENTIAL TRACTS - NO DWELLINGS OR LESS THAN 50 DWELLINGS
90 CENSUS TRACT NUMBERS
CITY OF TORONTO
1 0 1 2 miles
5000 0 5000 10,000 feet
CITY OF TORONTO PLANNING BOARD 1964
YONGE
EGLINTON
KEELE
DUFFERIN
BATHURST
GREENWOOD
WOODBINE
DANFORTH
ST CLAIR
BLOOR
QUEEN
L A K E O N T A R I O

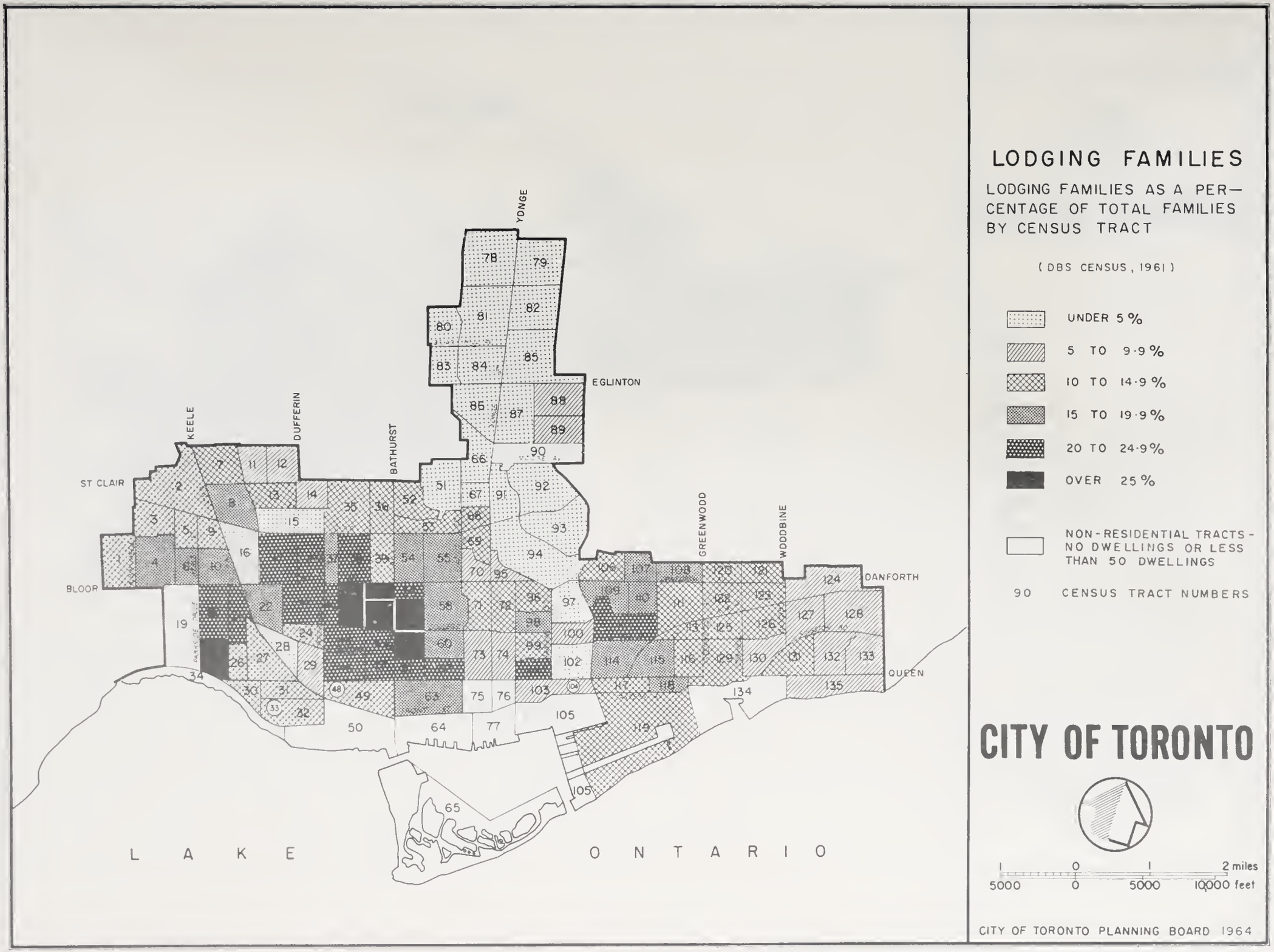
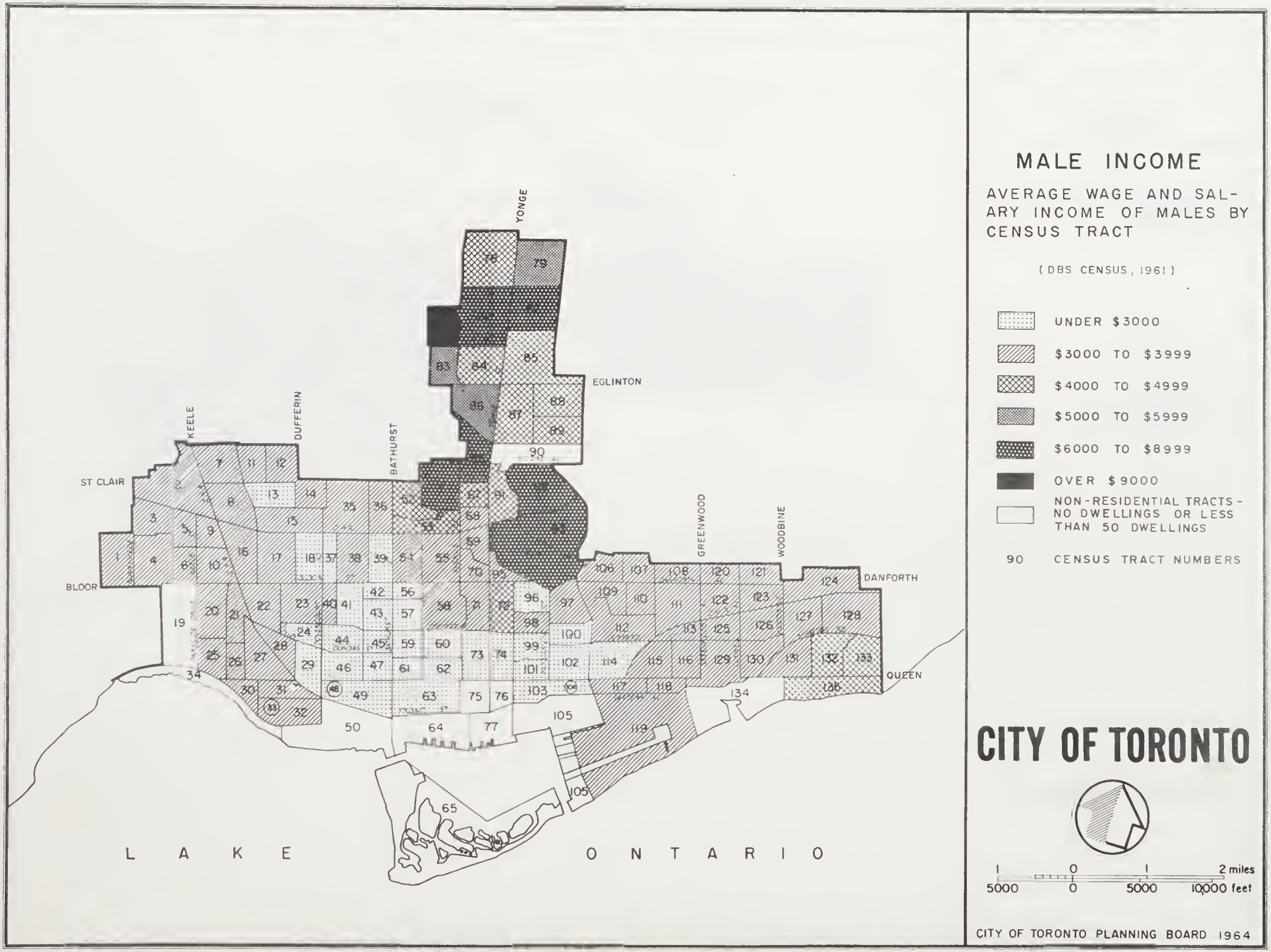
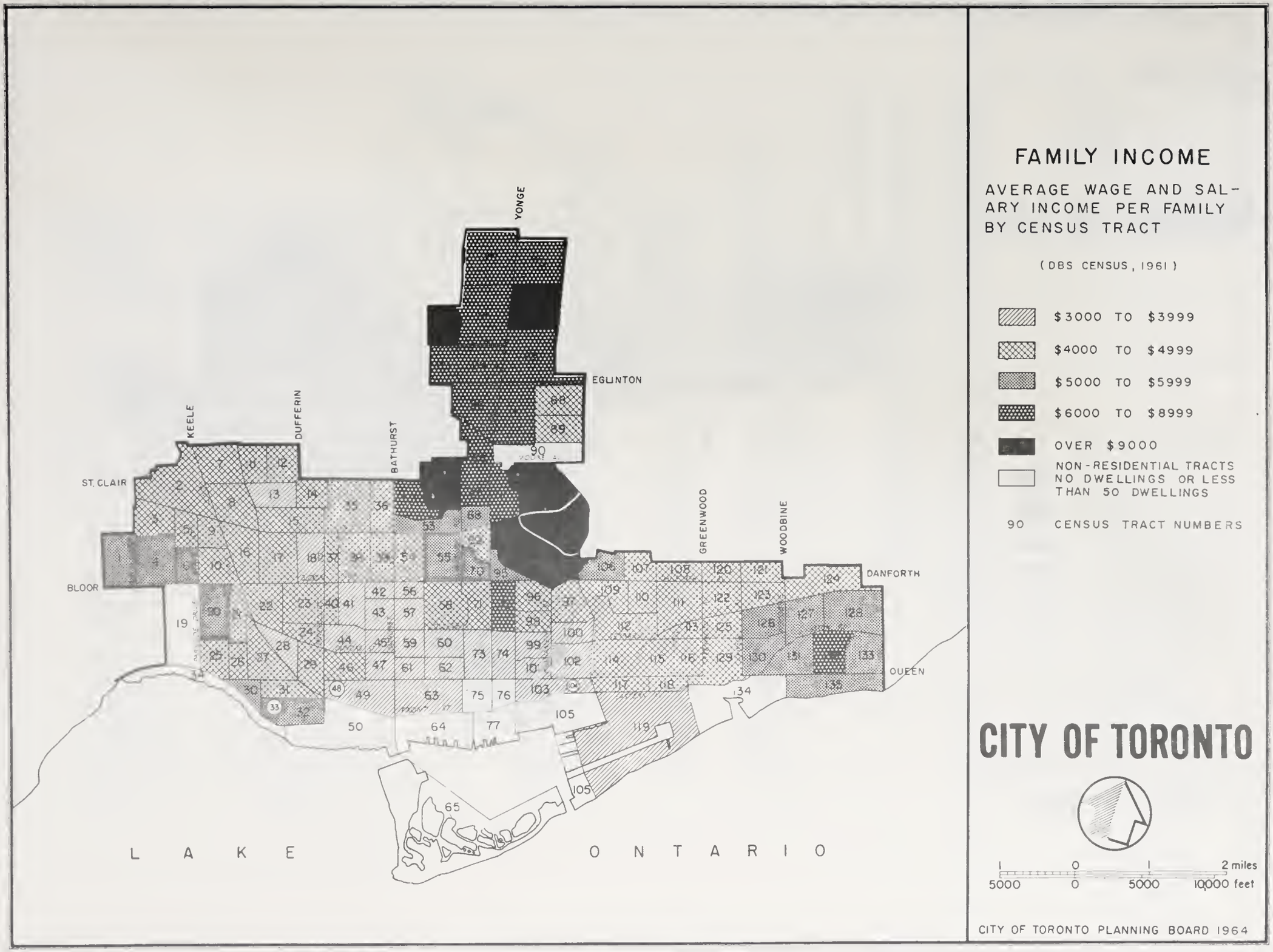

LODGING FAMILIES
LODGING FAMILIES AS A PER-CENTAGE OF TOTAL FAMILIES BY CENSUS TRACT
(DBS CENSUS, 1961)
UNDER 5 %
5 TO 9·9 %
10 TO 14·9 %
15 TO 19·9 %
20 TO 24·9 %
OVER 25 %
NON-RESIDENTIAL TRACTS - NO DWELLINGS OR LESS THAN 50 DWELLINGS
90 CENSUS TRACT NUMBERS
CITY OF TORONTO
1 0 1 2 miles
5000 0 5000 10,000 feet
CITY OF TORONTO PLANNING BOARD 1964
YONGE
EGLINTON
KEELE
DUFFERIN
BATHURST
ST CLAIR
BLOOR
GREENWOOD
WOODBINE
DANFORTH
QUEEN
L A K E O N T A R I O

Fig. 13

Fig. 14


MALE INCOME
AVERAGE WAGE AND SALARY INCOME OF MALES BY CENSUS TRACT
(DBS CENSUS, 1961)
UNDER $3000
$3000 TO $3999
$4000 TO $4999
$5000 TO $5999
$6000 TO $8999
OVER $9000
NON-RESIDENTIAL TRACTS - NO DWELLINGS OR LESS THAN 50 DWELLINGS
90 CENSUS TRACT NUMBERS
CITY OF TORONTO
1 0 1 2 miles
5000 0 5000 10000 feet
CITY OF TORONTO PLANNING BOARD 1964
YONGE
EGLINTON
KEELE
DUFFERIN
BATHURST
GREENWOOD
WOODBINE
ST CLAIR
BLOOR
DANFORTH
QUEEN
L A K E O N T A R I O


FAMILY INCOME
AVERAGE WAGE AND SALARY INCOME PER FAMILY BY CENSUS TRACT
(DBS CENSUS, 1961)
$3000 TO $3999
$4000 TO $4999
$5000 TO $5999
$6000 TO $8999
OVER $9000
NON-RESIDENTIAL TRACTS NO DWELLINGS OR LESS THAN 50 DWELLINGS
90 CENSUS TRACT NUMBERS
CITY OF TORONTO
2 miles
5000 0 5000 10,000 feet
CITY OF TORONTO PLANNING BOARD 1964
YONGE
EGLINTON
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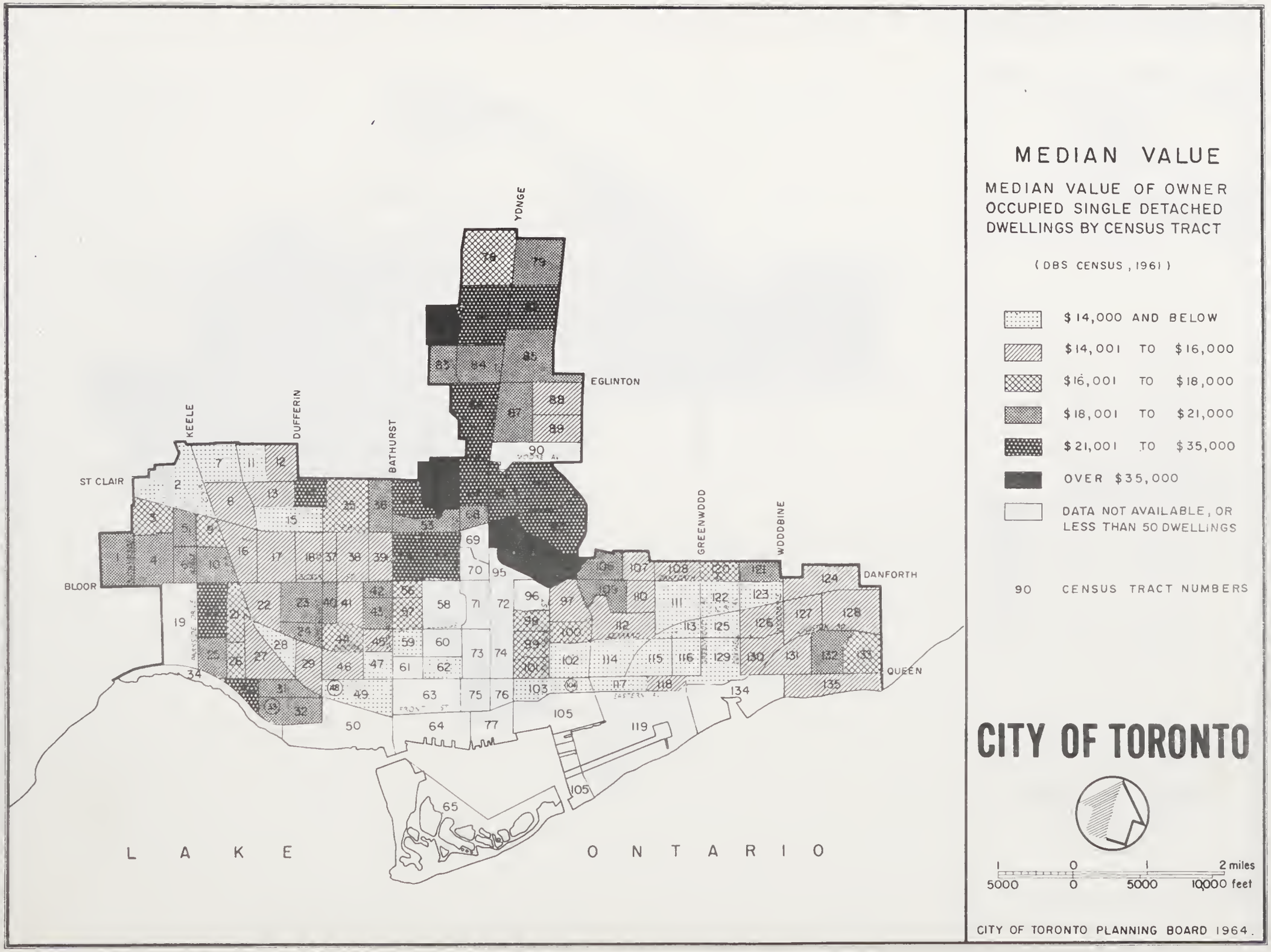
DUFFERIN
BATHURST
ST. CLAIR
BLOOR
GREENWOOD
WOODBINE
DANFORTH
QUEEN
L A K E O N T A R I O

Fig. 15

Fig. 16


MEDIAN VALUE
MEDIAN VALUE OF OWNER OCCUPIED SINGLE DETACHED DWELLINGS BY CENSUS TRACT
(DBS CENSUS, 1961)
$14,000 AND BELOW
$14,001 TO $16,000
$16,001 TO $18,000
$18,001 TO $21,000
$21,001 TO $35,000
OVER $35,000
DATA NOT AVAILABLE, OR LESS THAN 50 DWELLINGS
90 CENSUS TRACT NUMBERS
CITY OF TORONTO
1 0 1 2 miles
5000 0 5000 10,000 feet
CITY OF TORONTO PLANNING BOARD 1964.
YONGE
EGLINTON
KEELE
DUFFERIN
BATHURST
ST CLAIR
GREENWOOD
WOODBINE
DANFORTH
BLOOR
QUEEN
L A K E O N T A R I O

CITY OF TORONTO PLANNING BOARD
129 ADELAIDE STREET WEST, TORONTO 1 PHONE NO. 367-7182
Commissioner of Planning and Secretary-Treasurer: M. B. M. LAWSON

RECOMMENDATION OF THE CITY OF TORONTO PLANNING BOARD - ITEM 3(d)
238th Meeting, held on Tuesday, February 16, 1965

"IMPROVEMENT PROGRAMME FOR RESIDENTIAL AREAS"

Recommendations: Procedure

1. Continuing Urban Renewal Programme

It is recommended that Council accept the general approach to urban renewal proposed in this report. Specifically, this means:

(i) Confirming the policy of proceeding with a continuous series of urban renewal projects within an overall programme.

(ii) Approving the programme outlined in this report for submission by Council to the other levels of government as background to specific urban renewal projects, and as the basis of the preparation of further urban renewal schemes.

(iii) Making provision in the City's capital budget for $1,000,000.00 to be set aside annually for the execution of this programme.

(iv) Endorsing a continuous series of studies by the Planning Board, in association with the Development Department and in consultation with the Public Works, Buildings, Real Estate, Parks and Recreation and other Departments, with a view to bringing forward a series of urban renewal schemes. In this regard, to endorse the preparation by the Commissioner of Planning of applications for submission to the other levels of governments requesting contributions to the cost of this work.

(v) That after endorsement by City Council of the programme and specific projects the Commissioner of Planning, in consultation with other officials, prepare proposals for submission to other levels of government, with a view to obtaining their participation.

(vi) Upon completion of the various agreements with the other levels of government, establishing satisfactory arrangements through the Development Department for the execution of the particular projects.

(vii) Establishing satisfactory arrangements to look after the relocation of those displaced by the urban renewal projects.

2. Initiation of the Programme

It is further recommended that Council adopt this report's proposal to initiate the programme by immediate action in project areas Don 1 A (Trefann Court), Don 3 (Sackville Place) and Riverdale 1 A (Napier Place). Specifically, this means:

(i) Designation of the following redevelopment areas, with the approval of the Minister of Municipal Affairs, under Section 20 of The Planning Act of Ontario:

(a) Don 1 Project Area:
Sub-area A - bounded by Shuter, River, Queen and Parliament Streets.

(b) Don 3 Project Area:
(1) Sackville Place - as shown in Figure (33)
(2) Dermott Place - bounded by Carlton, Sackville, Spruce and Parliament Streets.

(c) Riverdale 1 Project Area:
Sub-area A - bounded by Dundas Street, Broadview Avenue, Queen Street and the Don Valley Parkway.

(ii) Execution of agreements between Metropolitan Toronto and the City of Toronto, the Province of Ontario and the City of Toronto, and the Federal Government and the City of Toronto, to participate in all acquisition, clearance and public works.

(iii) Adoption by Council of the redevelopment plans for the three first-stage projects, with the approval of the Municipal Board.

(iv) Decisions on the method of executing the proposed public housing and appropriate agreements with the chosen agencies.

(v) Establishment of adequate methods for relocating all those displaced by any project who seek relocation.

(vi) The continuing enforcement by the City of all applicable by-laws, especially the zoning and housing standards by-laws.

(vii) A programme by the City to inform residents of the areas about the proposals. In the case of the Riverdale 1 area, advice to the residents would also be necessary on how they can best participate.

(viii) Exploration by all governments of additional means of financing the rehabilitation of privately-owned homes.

M.B.M. Lawson,
Commissioner of Planning

The City of Toronto Planning Board's "Report on Priorities for Urban Renewal Study Areas", dated October 7, 1963, identified renewal study areas on the basis of certain criteria applied to the entire City. These criteria were condition of buildings, building assessment, age, households with furnaces, overcrowding, percent of income for rent, traffic accidents, parks, parking deficiencies, and schools. The report marked off the poor parts of the City into "study areas" which were assessed for renewal priority. The study areas identified and their priority rating are given in Appendix (2).

Conclusions:

From the data and analysis presented, the following may be concluded:

(i) There is a pressing need for residential improvement in a belt extending across the central part of the City, in which most of the City's poor housing is found. This belt is bounded on the west, south and east by the long arc of railway lines from Lansdowne to Logan Avenues, and on the north roughly by the line of College and Carlton Streets.

(ii) In this belt are found the lowest incomes, the greatest overcrowding, the highest proportions of tenant occupancy and the largest numbers of lodging families in the City.

(iii) Even in this belt most of the housing is in fair to good condition. However, distinct pockets of poor buildings can be identified, ranging in size from a few houses to several blocks.

(iv) The nature of the problem demands extensive public action coupled with private efforts in a comprehensive approach combining public works (including street improvements, services, parks, etc.) to improve the efficiency and attractiveness of the area with measures to improve the housing. Dwellings should be maintained and renovated where possible, but where they are beyond repair they should be cleared and the sites redeveloped. A programme of appropriate social welfare measures should be integrated with these physical improvements.

(v) The scale of the problem suggests a long-term approach in which defined areas would be tackled individually within the context of a continuing comprehensive programme of improvement, with work proceeding simultaneously on different project areas while plans for others are in course of preparation.

(vi) The social characteristics of the central belt, the complexity of the problem and the improvement programme, and the need for public participation as an essential element in the programme, together make it essential that full public understanding and co-operation be secured through the provision of information, advice and assistance by all possible means.

PART IV

PROGRAMME AND APPROACH

Introduction

Up to now the deteriorated parts of the city have been tackled by producing a series of projects one after the other, first Regent Park North, then Regent Park South, followed by Moss Park and the current Alexandra Park project. Except for Alexandra Park these have been projects where the entire site has been cleared and a new development built. This can be done quite expeditiously once all decisions are made, and yet progress has been very slow because of the time taken to reach decisions.

Alexandra Park is the first of the more comprehensive projects in which only part of the area will be cleared but there will be many other improvements in the area. This will be more complex and will take longer to execute, being staged over several years. Most future projects can be expected to be of this type. If no new project were tackled until the previous one was complete this would result in a process so slow that it could not keep up with the problems developing in the city. However, this type of project, calling for a sustained but moderate effort over a lengthy period, lends itself to the idea of tackling projects in regular sequence, taking up a new one as soon as the previous one is properly launched. This would mean that several projects would be running in parallel at the same time, each with its own programme and timetable. Studies in preparation for the projects, and negotiations for agreements with senior governments, would also have to proceed on several at the same time.

Besides allowing a more adequate effort to improve those areas of the city that need improvement this has the additional advantage that all municipal public works needed in the various areas covered by such projects can be undertaken as part of the projects, with substantial assistance from the senior governments. This should be of great assistance to the City in catching up with many urgently needed works. In addition, the projects lend themselves to effective capital budgeting.

A further advantage of carrying out urban renewal as a continuing long-range programme embracing a variety of ways of improving residential areas, rather than as a series of wholesale clearance-and-replacement operations carried out one by one, lies in its acceptability to those directly effected. Instead of having to live indefinitely with the prospect of a massive but vague redevelopment project to be carried out "one day", residents can be presented with a clear programme of what will happen and when, and can learn to accept renewal as a continuing and normal part of the City's activities for improving their neighbourhoods without necessarily demolishing them.

/...

The General Programme

The improvement programme for the deteriorated parts of the city that have been identified, should cover:

(i) Rehabilitation

Measures to help achieve rehabilitation of property that can be brought to a state of good repair.

(ii) Public Works

Public Works to be undertaken for the following purposes:

To provide public open space where needed.

To improve traffic circulation. To make required parking available.

To maintain pavement and sidewalks in a state of good repair.

To improve appearance by tree planting, landscaping, etc. on public lands.

To assist the overall improvement programme in any way possible such as garbage and junk removal, etc.

(iii) Clearance

Pockets of poor housing to be acquired and cleared.

(iv) Re-use

Cleared areas will be re-used for the most suitable purposes in the particular location.

While this report deals specifically with the improvement of identified run-down areas, it is important also to take steps to prevent decay. The now healthy parts of the city should be kept so and all feasible measures for maintaining the good health and efficient functioning of the city should be adopted. Improvement will also have to be instituted as a continuing programme for the city as a whole.

Approach

This report outlines the scope of the renewal problem in Toronto's older residential areas and suggests that the most appropriate approach to the problem would be to regard it in its entirety, and not in isolated patches to be dealt with one at a time.

/...

The report also contains a general statement which would be a suitable framework for renewal action, and a basis for further and more detailed submissions of urban renewal schemes by the City to the senior governments. It can be presented to senior governments as the background against which other more detailed proposals would be prepared for the individual projects to follow.

The individual project would (1) determine the concept and general policies for the area, (2) propose the renewal action to be taken and (3) discuss staging, costs and budgeting. Where the project area is large, renewal may be implemented in stages. The stages may be based on a selection of sub-areas to be tackled at different times, or may be based on the decision to proceed with some particular aspect of the programme, such as street and sidewalk improvement.

A project could be restricted to public works. The advantage of initiation of renewal action by public works has already been mentioned. Such a project would, of course, have to be presented within the framework of an overall concept.

The programme here presented is not exclusive of other desirable projects that may be brought forward, such as the proposal of Metropolitan Toronto to build a public housing project in the vicinity of Blake Street and Boultbee Avenue.

Continuing Renewal Studies

The new way of tackling urban renewal which is recommended would mean that renewal would no longer be looked on as a "one-shot" operation but as a continuing task which should involve the periodic scrutiny of every part of the City and action, sooner or later, in every part. Nor could it be looked on as a simple matter of applying the same formula in different places. Each case will be unique, presenting its own problems and demanding its own pattern of treatment. The urban renewal programme will necessarily be complex and diversified, demanding private participation as well as the joint efforts of many public agencies and civic departments. Thorough examination and careful planning of each renewal scheme will therefore be essential. This fact is recognised in the National Housing Act, which demands detailed studies and plans of an urban renewal area in the context of an official plan as a necessary condition of obtaining financial assistance under the Act. Therefore, if an urban renewal programme is to proceed smoothly and continuously rather than in a stop-and-start fashion, it is essential that there should be a clearly established, continuing programme of studies proceeding parallel to the implementation programme so that new projects can be fed into it as others are completed. Furthermore, to get the staff that will be required there must be some stability of job-tenure.

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Financial assistance is now available under the National Housing Act (Section 23A) to the extent of 50% of the costs of carrying out such studies, and a further 25% is available from the Provincial Government. With such aid available, it is recommended that the City should immediately examine the best means of setting up a continuing urban renewal studies programme in which all appropriate departments would participate, particularly the City Planning Board and the Development, Public Works and Real Estate Departments.

PART V

PROJECT AREAS

Boundaries of the Project Areas

In delimiting project areas within which to group the pockets of poor housing*, the following factors were considered:

1. The area had to be large enough to embrace the pockets it contained within a well-defined planning context.

2. The existence of major arteries or other defining elements.

3. The boundaries of Census Tracts, Planning Districts, and the study areas listed in the "Report on Priorities for Urban Renewal Study Areas".

Twenty-one project areas have been established and these are shown in Figure 17.

Studies Made

A great deal is already known about some of the project areas because they either fall within Planning Districts for which appraisals and plans have been prepared or are currently under study, or they come within the terms of some special study.

Project Areas Nos. 4, 5, and 6 (Don 1, 2 and 3) all fall within the Don Planning District, for which an appraisal and plan was completed in 1963.[1] Project Area No. 7, Downtown, is in the Downtown Planning District and covered in two study documents.[2] Project Area No. 21 (Marlborough), lies within the Yorkville Planning District, and Project Areas Nos. 3, 10, 11, 12 and 16 (Duke-Duchess, Harbour 1, 2 and 3, Niagara) within the Harbour West Planning District. Both of these planning districts are now being studied and their appraisals and plans will shortly be prepared.

Project Area No. 13 (Alexandra Park)[3] is the subject of an improvement project now being implemented. Part of Project Area No. 14 (Kensington)

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* See Appendix (3) for a detailed account of the pockets of poor housing.

[1] "Don Planning District Appraisal", City of Toronto Planning Board, September, 1963.

[2] "Plan for Downtown Toronto" and "Plan for Downtown Toronto, Supplementary Report" City of Toronto Planning Board, 1963.

[3] "Report on the Improvement of the Alexandra Park Area", Advisory Committee on Alexandra Park Improvement, December, 1962.

has been the subject of a special plan and study.[1] Project Area 1 (Riverdale) was first studied in 1959 and detailed survey material on this area has been recently updated.

Two past studies, concerned with urban renewal on a city-wide basis, already identified many of these areas and even suggested priorities. These studies were "Urban Renewal, A Study of the City of Toronto, 1956" and "Report on Priorities for Urban Renewal Study Areas", October 1963. Special industrial studies have also provided much information about the areas. One study, "Industry and Warehousing in the City of Toronto"[2] was city-wide in coverage. Another study, nearing completion, considers intensively the industrial problems of two particular industrial areas, one at Duke-Duchess and the other at Bathurst-Niagara.

Expressway proposals with some effect on the area are:

(i) Eastern extension of the Frederick Gardiner Expressway.

(ii) The Duke-Duchess connections linking Downtown to the Don Valley Parkway. These connections will cut right through Project Area No. 3 (Duke-Duchess).

(iii) The proposed extension of Highway 400 to connect with the Gardiner Expressway and the proposed Crosstown Expressway. The present proposed alignment of the extension cuts through Project Areas Nos. 15 and 16 (Gore Vale, Niagara) running between Clinton, Bellwoods and Walnut on the one side and Manning, Claremont and Niagara on the other.

Of the project areas, Nos. 20 and 21 (Junction, Marlborough) are isolated. The remainder, Nos. 1 to 19 inclusive, form a band largely contained within the railway tracks and College-Carlton. For this band, the re-use of cleared sites in the area north of Queen Street will, in general, follow existing land use patterns. In the area south of Queen Street, it is expected that most residential uses will be removed and replaced by industrial and commercial uses.

Description of the Project Areas

The following gives a brief description of each of the project areas, headed by some pertinent figures. See Appendix (1) for detailed information on the areas.

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[1] "The Kensington Market", City of Toronto Planning Board, October, 1962.

[2] Prepared for the City of Toronto Planning Board by Donald Kerr and Jacob Spelt, April 1962.

1. Riverdale 1

Population in 1961	-	8,665
Average income per family, 1961	-	$4,107
Total number of residential structures	-	1,542
Residential structures in poor condition	-	16%

This is mainly a residential area and most of the houses were built before 1920. There are pockets of decay, but 80% of the houses are still in fair condition. The pockets of poor housing occur on the west side of the area and houses near the industrial section are in very poor condition.

The area from Dundas to Queen Streets along the Don River is occupied by industries. Construction of the Don Valley Expressway along the east bank of the Don River is now complete.

Queen Street East is a shopping centre with a large market area in the City. Broadview Avenue has also commercial service and business establishments.

The schools are centrally located but the area is deficient in park space, especially south of Dundas Street. Some of the features in the area are:

Most of the children play on the streets.
Shortage of parking space. Streets packed with cars.
Streets drab in appearance. Messy back lanes.

Overall improvement would call for redevelopment of pockets of poor housing, rehabilitation of private homes; and many public works and other improvements.

2. Riverdale 2

Population in 1961	-	4,037
Average income per family, 1961	-	$4,187
Total number of residential structures	-	774
Residential structures in poor condition	-	28.5%

The condition of housing in the area is poorer than that of Riverdale 1. Poor houses occur mainly on both sides of the C.N.R. tracks between Queen Street and Eastern Avenue and also in the housing pocket south of Eastern Avenue.

Queen Street is the main shopping centre. The area south of Eastern Avenue, excluding the housing pocket, is occupied mostly by industry and warehousing.

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3. Duke-Duchess

Population in 1961	-	3,145
Average income per family, 1961	-	$3,498
Total number of residential structures	-	468
Residential structures in poor condition	-	72%

The Duke-Duchess area is one that is undergoing tremendous physical changes due to the Duke-Duchess connections to the Don Valley Parkway and the Gardiner Expressway interchange with the Parkway. Prior to this roadbuilding programme, the area was primarily industrial and warehousing, with local strip shopping along the Queen Street frontage and quite substantial areas of housing immediately south of this. In general, they are in poor condition, aggravated in certain circumstances by being located in narrow dead-end streets.

Those industries and warehouses north of Front and Eastern are not large land users, while those south of these streets occupy large tracts of land.

As a result, the Duke-Duchess interchange has disrupted the area more than the Gardiner Expressway interchange further south. Many houses were removed, and the remainder can only be expected to deteriorate further with the increased traffic that will soon discharge into the area. It can be expected that there may be some industrial revival in the area with its improved access.

Policies for this area will be developed in the Harbour West Appraisal, at present under way.

4. Don 1

Population in 1961	-	11,335
Average income per family, 1961	-	$3,665
Total number of residential structures	-	327
Residential structures in poor condition	-	37%

The Don 1 district contains two large public housing projects, Regent Park North and Regent Park South. The remainder of the district surrounds these projects on the south and the east in the shape of a large inverted L. The south leg of the L is predominantly residential, with strip shopping on its southern fringe along Queen Street East. There are some industries and warehouses, particularly towards the Don.

The eastern part of the L is predominantly industrial and warehousing, the residential portion occurring as a strip development along River Street, and in a block between Oak and Cornwall. Most of the housing is in poor condition.

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The Plan for the Don proposes the ultimate removal of most of the housing under the provisions of The Planning Act and the National Housing Act. It is proposed that the cleared land then be used for the expansion and improvement of industry east of Sackville Street, and for a small low rental housing project west of Sackville Street. The form and scale of this project should be appropriate to the needs of the present residents and to the small size of the area. The redevelopment scheme should include a social and medical services centre to serve the southern part of the Don Planning District.

5. Don 2

Population in 1961	-	9,347
Average income per family, 1961	-	$3,518
Total number of residential structures	-	1,099
Residential structures in poor condition	-	22%

The Don 2 district is primarily a residential area with strip commercial use along Dundas, Parliament and Gerrard Streets. These serve the local needs of the community. The otherwise usual pattern of strip commercial use along Queen Street is not as strong here because of the existence of Moss Park which creates a strong physical barrier to the continuity of the shopping strip.

Recently, the Moss Park project has resulted in extension of the park, construction of three limited-dividend high-rise apartment buildings and a start on a new armoury at Jarvis Street. There is a heavy investment in institutional buildings in this area, (e.g., Metropolitan Toronto Juvenile and Family Court, National Employment Office) and many welfare agencies are located here.

The Plan for the Don calls for clearance of the area between Shuter, Ontario, Gerrard and George Streets, together with parts of the Jarvis Street frontage, with the existing buildings to be replaced partly by low rental public housing and partly by private apartments (west of Sherbourne); a reception centre for transient individuals; and offices, institutions, apartments and hotels along Jarvis Street.

It is now proposed that the block bounded by Ontario, Shuter, Parliament and Dundas should be included in the area designated for clearance and public housing.

6. Don 3

Population in 1961	-	7,811
Average income per family, 1961	-	$4,014
Total number of residential structures	-	1,265
Residential structures in poor condition	-	14%

The Don 3 project area is bounded by Gerrard, Parliament, and Bloor Street and the Don Valley. The north and east parts of the area are

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taken up with cemeteries, park, the zoo, and an island of expensive homes on Castle Frank Crescent. The west and south half of the area is generally a good residential district. Several small apartments, by virtue of their architecture and scale, blend harmoniously with surrounding dwellings of semi-detached and row-houses. This area benefits directly from the extensive recreational facilities of Riverdale Park and the unique asset of the Metropolitan Zoo, together making up over 37 acres of open space. Only one small pocket of poor housing around Sackville Place stands out from this stable residential area.

A commercial strip along Parliament between Wellesley and Gerrard provides convenient shopping for the area.

The Plan for the Don proposes the removal of the small pocket of poor housing around Sackville Place under the provisions of The Planning Act and the National Housing Act and its replacement with low rental housing of a similar scale.

7. Downtown

Population in 1961	-	5,167
Average income per family, 1961	-	$3,437
Total number of residential structures	-	416
Residential structures in poor condition	-	48%

The area is part of the Downtown Planning District. Great mixture of uses is characteristic of the area. Downtown shops, offices, institutions such as hospitals and a polytechnic, industries, warehouses, entertainment establishments are mixed with low density residential areas.

Those residential pockets west of Yonge Street and south of Dundas Street around Shuter and Mutual Streets, are expected to change to uses more related to Downtown. Zoning is proposed to encourage the redevelopment of the north-east quadrant of Downtown with high density residential use, although there is the possibility that a substantial part may be required by Ryerson Institute of Technology.

Market demand for this fairly high priced land reduces the necessity for public clearance in the residential pockets where the housing condition is poor.

8. Spadina

Population in 1961	-	4,919
Average income per family, 1961	-	$3,286
Total number of residential structures	-	571
Residential structures in poor condition	-	11%

/...

Institutional and commercial uses along Spadina have both local and regional importance. Smaller commercial establishments can also be found on College and Dundas.

There are parking lots and a few industries to the rear of the institutions and offices located on University Avenue. Houses in the residential district are generally in fair condition, but no parks serve the neighbourhood. Proximity to Downtown, the University, the new subway and the Spadina Expressway give great potential to the area. University expansion is likely in the College-Spadina-Dundas-McCaul area.

9. Grange Park

Population in 1961	-	3,238
Average income per family, 1961	-	$3,376
Total number of residential structures	-	399
Residential structures in poor condition	-	19%

Commercial uses and office buildings occupy most of the frontage on the surrounding main arteries, while the central part of the area is mainly residential. Commercial establishments are strung along Spadina and Queen, of local and regional importance. Office buildings locate on University Avenue. The present Zoning By-law allows the existence of industries in part of the area, where they have a blighting effect on the remaining houses. Condition of houses in the mainly residential area is generally fair. Grange Park - where the Art Gallery is located - provides some green area for the district. Because of its location this area has good prospects for apartment development.

10. Harbour 1

Population in 1961	-	2,843
Average income per family, 1961	-	$3,364
(Note: the above data covers the Harbour 1, Harbour 2 and Harbour 3 Project areas. D.B.S. data was not available for each area separately)		
Total number of residential structures	-	99
Residential structures in poor condition	-	35%

Harbour 1 is a predominantly industrial area with a great variety of industries, chief of which is the needle trade, on the western extremity. The use of the land developed for industry is intensive, with multi-storey structures being common. For the rest, there is the same pattern of local strip commercial use along Queen Street West, the profusion of small parking lots on land awaiting development, and residential pockets, in the true sense of the word. Surrounded on all sides by non-compatible uses, these residential areas have not been well maintained.

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The relocation of the marshalling yards of the railways in the near future might release a substantial tract of land in this area for redevelopment. Two whole blocks, bounded by King, John, Front and Simcoe Streets will then be freed for private use, offering possibilities for some comprehensive development.

Other features of interest in the area are (a) The Royal Alexandra Theatre on King Street West which has revived again through new management, and (b) Clarence Square, which is still very attractive as an open green area in the city-scape. These two features should be retained.

11. Harbour 2

Total number of residential structures	-	120
Residential structures in poor condition	-	30%

An industrial and warehouse area, with small residential groups and Victoria Memorial Square, a small park. The houses are surrounded by industrial uses.

Industries and warehouse businesses are healthy and could expand. The houses should eventually be removed. The park should be retained.

12. Harbour 3

Total number of residential structures	-	107
Residential structures in poor condition	-	27%

Industrial establishments and warehouses dominate the area, with the exception of the Queen Street frontage where there are stores, serving mostly the neighbouring residential areas. Some of the stores, however, serve a larger district.

There are small, scattered groups of houses within the industrial areas. A playground is located in the centre of the area.

In the Harbour 1, 2 and 3 areas, future uses will be industrial and commercial. The existing residential areas are isolated pockets in the true sense of the term and should in time be removed. Proposals for these areas will be advanced in the Harbour West Appraisal.

13. Alexandra Park

Population in 1961	-	4,383
Average income per family, 1961	-	$3,495
Total number of residential structures	-	596
Residential structures in poor condition	-	22%

This area is the subject of an improvement programme which is now being implemented.

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14. Kensington

Population in 1961	-	5,494
Average income per family, 1961	-	$3,140
Total number of residential structures	-	628
Residential structures in poor condition	-	21%

With the exception of the Western Hospital, commercial and residential uses are dominant. Commerce is strong along College and Spadina, with local and some regional importance.

Studies of the Kensington Market point to the need for a major improvement programme in the Market and its vicinity. This special commercial district tends to spread along some streets with a deteriorating effect on residences in the line of advance. Expansion of the Western Hospital may be anticipated. Proposals for the Market have been set out in the report, "The Kensington Market", dated October 22, 1962.

15. Gore Vale

Population in 1961	-	13,392
Average income per family, 1961	-	$3,505
Total number of residential structures	-	1,910
Residential structures in poor condition	-	9%

The area is predominantly residential, with houses generally in fair condition. Commercial properties along College, Dundas, and Queen, serve mainly the local population. A few industries, located within the residential district, have a deteriorating effect.

Future development of the area largely depends on whether the Highway 400 extension will pass through it, as present plans indicate. Apart from this the area calls for a programme of improvement, building upon the general good quality of the area.

16. Niagara

Population in 1961	-	4,502
Average income per family, 1961	-	$3,811
Total number of residential structures	-	743
Residential structures in poor condition	-	39%

A great mixture of land uses is characteristic of this area. Except for a block occupied by the Ontario Hospital, the whole of the northern edge of the area is devoted to the strip commercial use so typical of Queen Street West. These small retail outlets serve mainly local needs, with some devoted to a wider service area, e.g. furniture stores, clothes and appliance stores.

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Large pockets of residential properties are found to the north, immediately south of the Queen Street commercial frontage. Industry and warehousing predominates in the southern portion, and the junction of the two uses is not well defined. Instead, the one overlaps the other, to their mutual detriment.

The existing zoning by-law condones the further expansion of industrial uses into the whole of the area, so further corrosion of the residential areas can be expected in the future. The area is still well supplied with schools and parks, left-overs of its previous residential vitality. However, even this amenity is threatened by the proposed location of the extension of Highway 400, which may eliminate part of the area now occupied by Stanley Park. If the Highway 400 Extension does not go through there is the possibility of rehabilitating the houses and improving the area north of Adelaide Street. If the 400 Extension does go through, then both Richmond and Adelaide Streets will become major traffic arteries and so preclude residential uses. In any event, south of Adelaide Street can be expected to go to industrial uses.

Proposals for this area will be contained in the Harbour West Appraisal.

17. Trinity

Population in 1961	-	6,001
Average income per family, 1961	-	$4,008
Total number of residential structures	-	846
Residential structures in poor condition	-	14%

The Trinity District is a residential area surrounded on the north, south and west sides by strip commercial use. The ones on Dundas and Queen Streets are the usual local shops interspersed with stores such as furniture, clothing and appliances to serve a wider area. Those on Ossington are the service type of commercial use such as carpenters and repairmen. A programme for this area could help improve the existing fair condition.

18. Dufferin 2

Population in 1961	-	6,821
Average income per family, 1961	-	$4,011
Total number of residential structures	-	1,013
Residential structures in poor condition	-	8%

This is a predominantly residential area with locally supported commerce on Dundas and Queen Streets. Industries locate south of Queen, along the C.N. Railway tracks, although a few of them are just north of Queen near Dufferin.

These latter industrial establishments have a deteriorating effect on the neighbouring residences. Small groups of houses can be found south of Queen, surrounded by industries. The area is not sufficiently supplied with parks. No major changes can be expected in the near future.

Elimination of distrubance caused by the mixture of industrial and residential uses would be desirable as part of a general improvement programme.

19. Dufferin 1

Population in 1961	-	4,939
Average income per family, 1961	-	$3,993
Total number of residential structures	-	776
Residential structures in poor condition	-	14%

The Dufferin 1 area is a predominantly residential triangle, bounded by a local strip commercial use along Dundas West on the north. Railway tracks for both the C.P.R. and C.N.R. form the south-west boundary, cutting diagonally across the street grid and allowing only Brock Avenue and Lansdowne Avenue as connections to the south.

The proximity of the tracks and the consequent corroding of the surrounding residential properties must have contributed largely to the inroads that industry has made alongside the tracks and in the south-eastern corner of the area. However, none of the industries enjoy the use of siding facilities, and truck transportation to serve them is painfully evident in the narrow and wholly inadequate residential streets.

The area is served by a centrally located, newly constructed school building providing for kindergarten to Grade 10. A nearby park is fully used by the local children and mothers, and there seems to be a great deal of vitality in the area.

An improvement programme should help conserve this residential area. Further expansion of the industrial pockets should be discouraged. At the moment, the industrial portions are sufficiently small not to be too obnoxious, but this will not be the case if they are allowed to grow.

20. Junction

Population in 1961	-	4,371
Average income per family, 1961	-	$4,911
Total number of residential structures	-	630
Residential structures in poor condition	-	20%

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Residential, commercial, and industrial uses are located in the area. Dundas is an important commercial street, with some regional importance. Industries and warehouses are along the C.P. Railway lines, behind the commercial strip north of Dundas and on Keele. Houses on Vine Avenue, north of Dundas, are between the commercial and industrial establishments, under very disadvantageous circumstances. South of Dundas, parking lots serving the shops have an undesirable effect on the residences.

There are no sufficient park facilities available. No major changes can be foreseen for the area. Future plans, however, should encourage better separation of residences from industrial and commercial uses.

A programme of improvement would be most desirable.

21. Marlborough

Population in 1961	-	4,122
Average income per family, 1961	-	$4,579
Total number of residential structures	-	701
Residential structures in poor condition	-	8%

The Marlborough district is primarily a residential area with a mixture of single family, semi-detached, duplex and converted dwellings. In the south-east corner is Ramsden Park. Some strip commercial use, serving mainly local needs, is located along Avenue Road.

Generally, the condition of the housing is good except for a small portion to the north of the district. Here, the poor location adjacent to the railway tracks was presumably the reason for the relatively poor type of house originally built, and the heavy traffic on this line has contributed to the deterioration of the houses over the years, so that they now stand as a pocket of residential blight in an otherwise sound residential area.

An improvement programme for this area should propose a way of dealing with this problem which would enhance the entire area. Proposals are included in the Yorkville Appraisal.

Priorities

The "Report on Priorities for Urban Renewal Study Areas" used the following criteria to obtain a fairly complete picture of the City-wide residential environment* - Percentage of Poor Structures; Building Assessments; Age; Households with Furnaces; Overcrowding;

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* See Appendix (2) for the priority rating given in the report.

Per Cent of Income for Rent; Traffic Accidents; Parks; Parking Deficiencies; Schools. Each study area was measured for its deficiencies according to these criteria and compared with the others to arrive at a rank order of priorities.

In deciding priorities when considering isolated pockets of poor housing, the point of view is from that of the pocket itself. This makes for some modification in criteria and for other emphases. How substandard the housing is, for example, assumes considerably more importance when regarded in itself than when taken as a percentage of a wider study area*.

Since it is important in clearance and redevelopment to achieve speedy implementation, it follows that areas selected for early action should be those about which we already know a lot and for which a clear re-use can be put forward. This criterion would place in the first rank the following project areas - Don 1, Don 2, Don 3, Riverdale 1, Downtown, and Kensington.

Also, some urgency attaches to certain areas because of other projects. For example, the Duke-Duchess area ranks high in this regard, since it occurs in the line of a major arterial proposal - the Duke-Duchess connections from Downtown to the Don Valley Parkway. Generally, the industrial areas south of Queen Street pose at the moment a re-use problem, and would better await definite re-use proposals at present being developed in the Harbour West Appraisal.

The improvement of the Alexandra Park area is now being implemented and so need be considered no further. In the Downtown area there are some pockets of poor housing. The pocket on Walton Street west of Bay is subject to a change to commercial and institutional uses particularly related to the hospital complex adjacent on the west. Other pockets in the Downtown are subject to clearance and redevelopment by private action.

Three project areas, however, meet the criteria of suitability for immediate renewal action. These are Don 1, Don 3 and Riverdale 1. They have already been the subject of intensive study within the context of their immediate surroundings; their needs are clear and pressing; and no unknown factors are likely to upset plans for their future. It is therefore recommended that immediate renewal action be initiated along the lines indicated in the Don and Riverdale studies:

Don 1 A: removal of existing housing and re-use for low rental housing and social facilities, and for industry.

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* See Appendix (3) for the priority rating of pockets based on assessment and a discussion of its reliability.

Don 3: removal of a pocket of poor housing at Sackville Place and re-use for public housing. Improvement of the Dermott Place area. Rehabilitation and improvement for the rest of the area.

Riverdale 1 A: removal of pockets of poor housing and a rehabilitation and improvement programme.

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While the information now available indicates clearly that the Don 1 A, Don 3 and Riverdale 1 A areas can and should be tackled immediately, it is of the greatest importance that studies should proceed without delay in order to determine renewal measures for defined project areas and to identify new ones, so that a broad renewal programme can be undertaken on a continuing basis. These studies should include the detailed examination of other project areas identified in this report, the examination of the residential districts of the City in which there are no significant concentrations of poor housing but where conservation and rehabilitation programmes may nevertheless be required, and finally the exploration of industrial and commercial renewal needs. Programmes will also need to be revised as necessary when the results of other studies now under way become available, such as the Metropolitan Urban Renewal Study and the Harbour West District Appraisal.

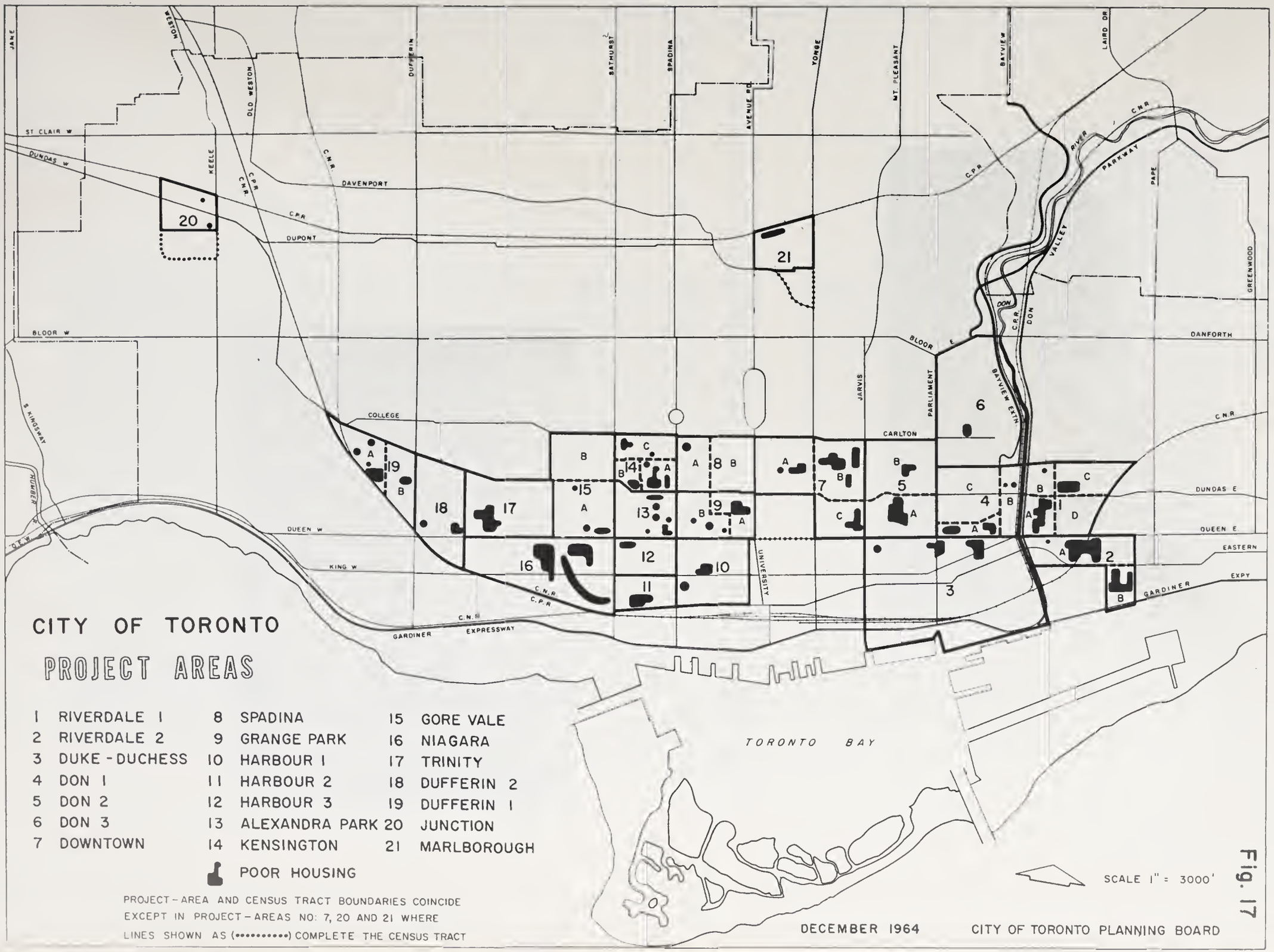

CITY OF TORONTO
PROJECT AREAS
1 RIVERDALE 1
2 RIVERDALE 2
3 DUKE - DUCHESS
4 DON 1
5 DON 2
6 DON 3
7 DOWNTOWN
8 SPADINA
9 GRANGE PARK
10 HARBOUR 1
11 HARBOUR 2
12 HARBOUR 3
13 ALEXANDRA PARK
14 KENSINGTON
15 GORE VALE
16 NIAGARA
17 TRINITY
18 DUFFERIN 2
19 DUFFERIN 1
20 JUNCTION
21 MARLBOROUGH
POOR HOUSING
PROJECT - AREA AND CENSUS TRACT BOUNDARIES COINCIDE EXCEPT IN PROJECT - AREAS NO: 7, 20 AND 21 WHERE LINES SHOWN AS (••••••••••) COMPLETE THE CENSUS TRACT
TORONTO BAY
SCALE 1" = 3000'
DECEMBER 1964
CITY OF TORONTO PLANNING BOARD
JANE
WESTON
OLD WESTON
KEELE
DUFFERIN
BATHURST
SPADINA
AVENUE RD
YONGE
MT PLEASANT
BAYVIEW
LAIRD DR
PAPE
GREENWOOD
ST CLAIR W
DUNDAS W
DAVENPORT
DUPONT
BLOOR W
BLOOR E
DANFORTH
COLLEGE
CARLTON
DUNDAS E
QUEEN W
QUEEN E
KING W
EASTERN
EXPY
GARDINER
EXPRESSWAY
S KINGSWAY
HUMBER
DON VALLEY PARKWAY
DON
RIVER
C.P.R.
C.N.R.
JARVIS
PARLIAMENT
BAYVIEW EXTN
UNIVERSITY

Fig. 17

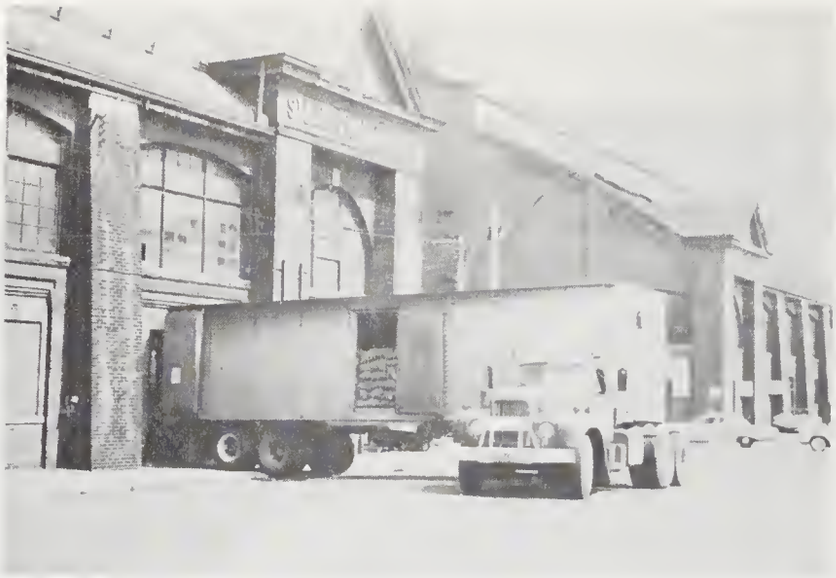
Examples of poor houses located in the Victoria Memorial Square area.

These back yards to poor houses show dilapidated fences and sheds, junk, weeds and bare earth.

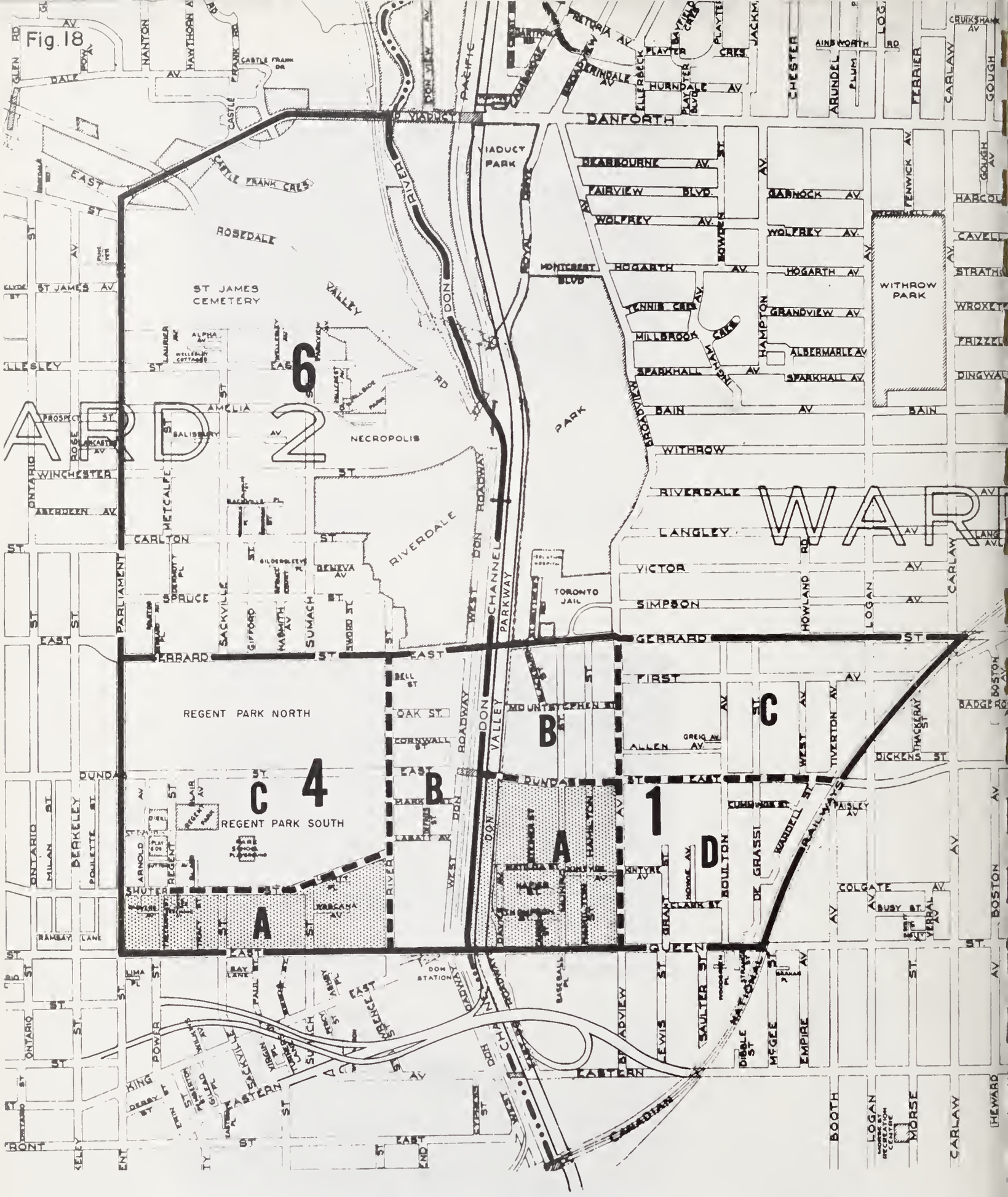
Example of semi-detached houses converted and redecorated for bachelors' accommodation.

These are typical scenes along Queen Street, on both sides of Yonge Street. The lack of co-ordination of shop-fronts, signs, advertisements, and street furniture produce a visually chaotic appearance.

This is part of the Kensington Market, a colourful, bustling area. Shops spill over the public right-of-way and narrow streets are congested with traffic.



Commerce and industry share a common problem - inadequate loading and unloading facilities.



PROJECT AREAS RECOMMENDED FOR IMMEDIATE RENEWAL ACTION

4. DON 1

6. DON 3

1. RIVERDALE 1

SUB-AREA FOR FIRST STAGE RENEWAL ACTION

SCALE 1" = 1 000

NOVEMBER 1964

CITY OF TORONTO PLANNING BOARD

PART VI

SUBMISSIONS FOR IMMEDIATE ACTION

Introduction

The Don 1 area, listed as Project Area No. 4, is subdivided into 3 sub-areas A, B, and C. Sub-area C is made up mostly of two large public housing developments - Regent Park North and Regent Park South. While there is some poor housing interspersed amidst the existing predominantly industrial development in Sub-area B, attention here is focussed on Sub-area A where the very poor housing conditions call for immediate attention. In the Don 3 area, listed as Project Area No. 6, particular attention will be focussed on an isolated pocket of poor housing centred around Sackville Place. Both the Don 1 and Don 3 Project Areas are part of the Don Planning District.

The Riverdale 1 area, listed as Project Area No. 1, for purposes of staging, is subdivided into four sub-areas, A, B, C and D. Of these, Sub-area A shows the worst conditions, and is the subject of this submission.

Survey data and planning proposals for the whole Don Planning District will be presented as background material for both the Don 1 A and the Don 3 areas. Proposals for these two areas will then be put forward, followed by the survey and plan for the Riverdale 1 area and specifically for Sub-area 1 A.

THE DON PLANNING DISTRICT

SURVEY

The Don 1 Project Area is bounded by Queen, Parliament, and Gerrard Streets and the Don Valley. The Don 3 Project Area is immediately north of it, bounded by Gerrard, Parliament, and Bloor Streets and the Don Valley. See Figure (18).

The two project areas together form the eastern half of the Don Planning District which is bounded by Queen, Jarvis and Bloor Streets and the Don Valley. Parliament Street divides the district into two parts.

The Don Planning District was recently studied by the City of Toronto Planning Board which published the report "Don Planning District Appraisal" in September, 1963. The appraisal of the district which follows has been abstracted from the report*:

/...

* The survey data and General Plan proposals here presented are reprinted almost in its entirety from the "Don District Appraisal". Some portions of the original text have been omitted because they were deemed not relevant to this report. In some instances, the material has been up-dated.

Present Character of the District

Less than 1 mile east of the downtown core lies one of the oldest residential districts in Toronto. The Don Planning District, encompassing a land area of approximately 625 acres, is defined by 3 major traffic arteries - Bloor Street, Jarvis Street, Queen Street, and the Don River on the fourth side. Many of the original topographic features of the district, particularly ravines in the south-western sector, have been obliterated to make way for urban development. Yet a swatch of river valley and steep river bank remain a unique legacy along the eastern edge of the district for recreation, or simply as a landscaped border offering visual relief from high residential densities.

In the south-east sector an industrial belt along the river bank extends westward along Queen Street. Apart from this industrial group, the Don Planning District is primarily a residential area for 41,615 persons with almost 50% of the total area devoted to dwellings. The original grid pattern of streets still prevails, with 2 and 3 storey Victorian semi-detached and row houses. Mansions of a former era of grandeur, found almost exclusively on Jarvis Street and Sherbourne, are now used for institutions, offices or rooming houses. Apartment buildings, constructed largely in the first quarter of this century, are concentrated in the north-west corner of the district. Interspersed in residential buildings, a significant group of small offices and social-welfare agencies, as well as several major institutions constructed for their specialized functions, have at the same time imposed a distinct non-residential character in this same sector.

Age and proximity to the commercial and business centre of Metropolitan Toronto have gradually moulded the physical and social character of the Don.

Age itself is a dominant feature - 78% of the existing housing stock is 60 years of age or older. With changing tastes in neighbourhood environment and subsequent migration of wealthier residents of the Don to more salubrious areas north of Bloor Street, old homes were left prey to new uses, the frequent turnover of tenants and deterioration. When progressive housing inspections were made by the Building Department between 1958 and 1961, 62% of all non-apartment properties required repairs or alterations to conform even to the minimum physical standards of the Building & Housing Standards By-laws*.

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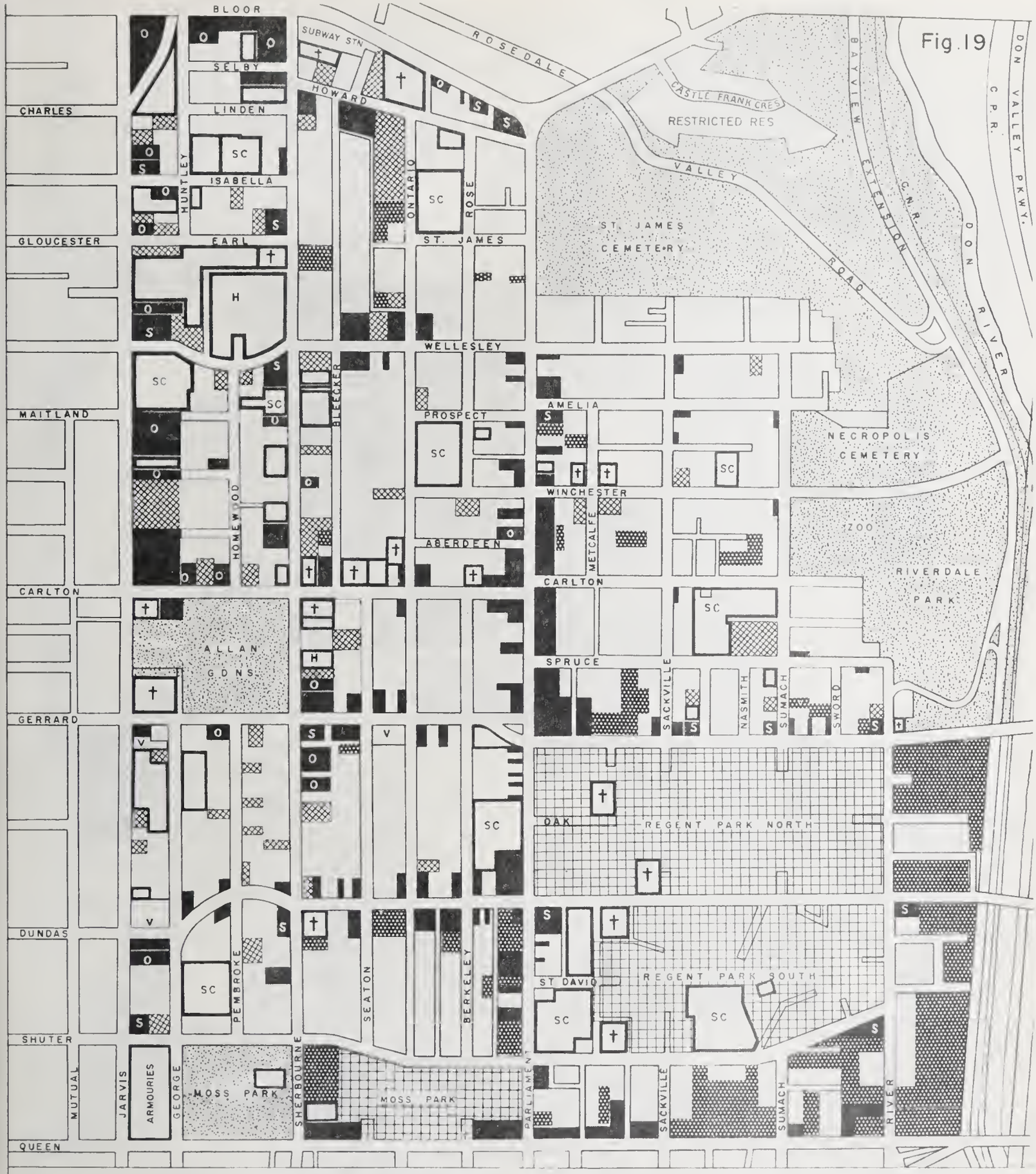
* In April 1961, the Buildings Department records showed that 95% of these dwellings had been brought up to standard or applications had been made for permits to make repairs.



EXISTING LAND USE

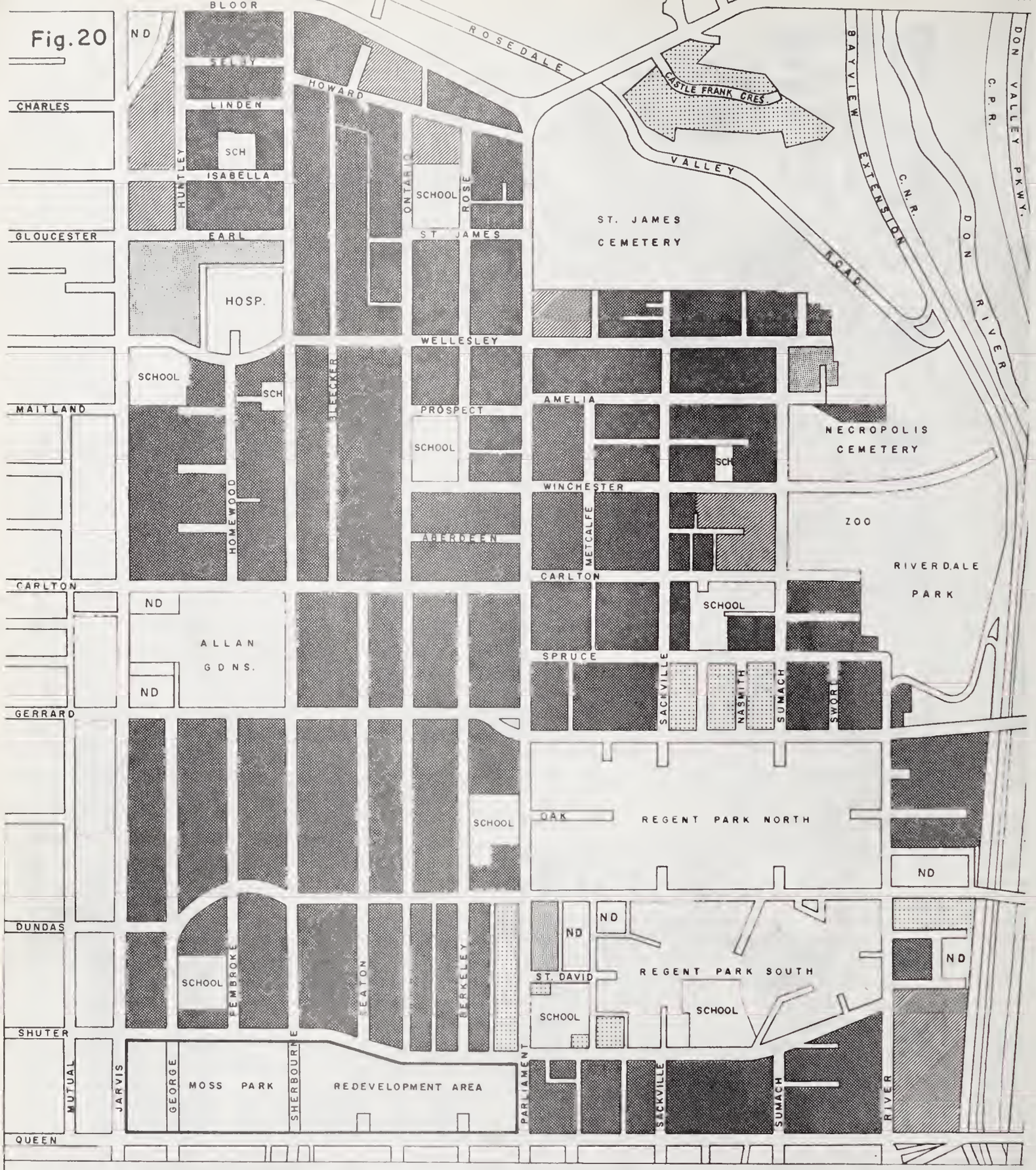
- RESIDENTIAL
- APARTMENTS
- PUBLIC HOUSING PROJECTS
- RETAIL COMMERCIAL
- O OFFICES
- S SERVICE STATIONS
- INSTITUTIONS
- † CHURCHES
- H HOSPITALS
- SC SCHOOLS
- OPEN SPACE
- INDUSTRY, WAREHOUSES
- V VACANT

0 200 400 600 800'

CITY OF TORONTO PLANNING BOARD, 1964

DON PLANNING DISTRICT

Fig. 20



AGE OF DWELLINGS

BY % OF PROPERTIES OVER 60 YEARS OLD PER BLOCK

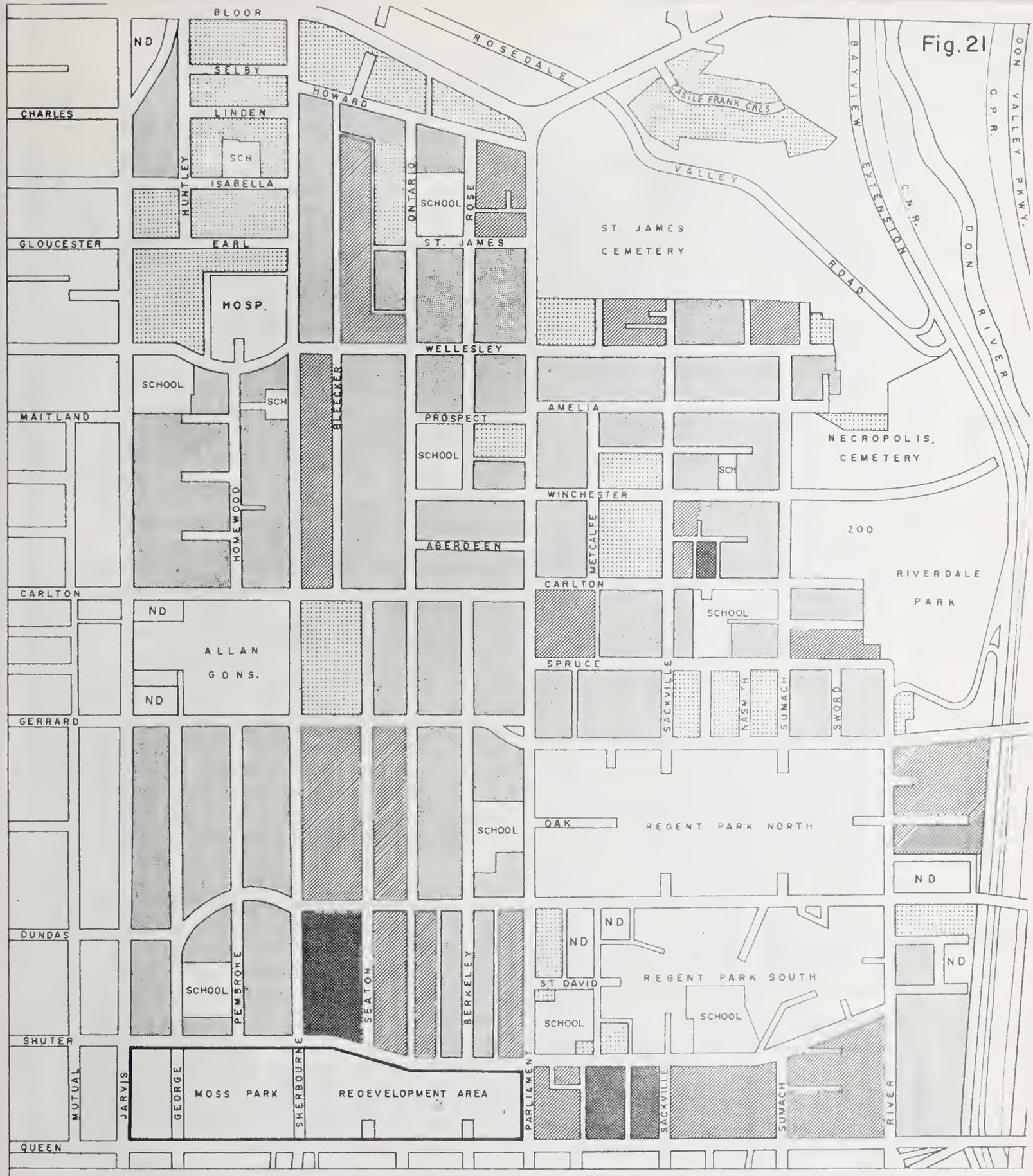
- 0 - 10 %
- 10 % - 25 %
- 25 % - 50 %
- OVER 50 %
- ND NO DWELLINGS

SOURCE : DATA SHEET SURVEY 1961

0 200' 400' 600' 800'

CITY OF TORONTO PLANNING BOARD

DON PLANNING DISTRICT



EXTERIOR CONDITION OF DWELLINGS

BY % OF POOR PROPERTIES PER BLOCK

NONE

LESS THAN 25%

25% - 50%

OVER 50%

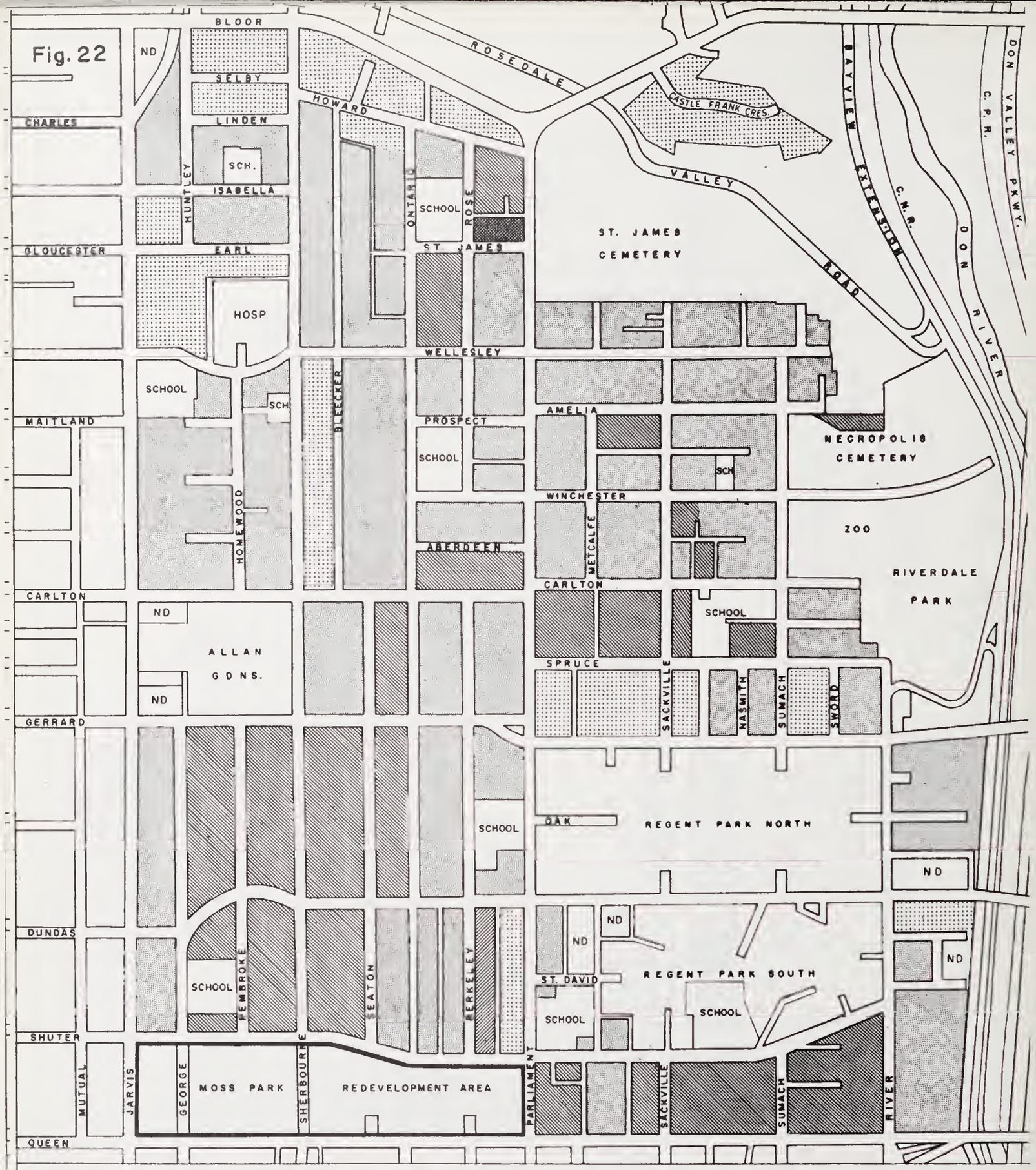
ND NO DWELLINGS

SOURCE DATA SHEET SURVEY 1961

0 200' 400' 600' 800'

CITY OF TORONTO PLANNING BOARD

DON PLANNING DISTRICT



OVERCROWDING

(RATIO OF PERSONS/ROOMS EXCEEDING 1)
BY % OF OVERCROWDED PROPERTIES PER BLOCK

- 0 - 10 %
- 10 % - 25 %
- 25 % - 50 %
- OVER 50 %
- ND NO DWELLINGS

SOURCE: DATA SHEET SURVEY 1961

0 · 200' 400' 600' 800'

CITY OF TORONTO PLANNING BOARD

DON PLANNING DISTRICT

A field inspection revealed that 18% of all residential properties are in the poorest physical condition, with a very short life expectancy, in some cases even closed by order of the Health Department. The district, with about 3.5% of the properties in the City, had in 1960 over 11% of all the fires in the City. Conversion of dwellings intended for single family use to rooming houses make up 28% of all the residential properties. Buildings are not only crowded on the land but people are seriously crowded in buildings. In terms of the most commonly accepted standards of crowding (more than 1 person per habitable room), 22% of properties in the district are crowded. Owner-occupied residential buildings comprise 58% of the district total compared with 66% in the City. Owner-occupied dwellings make up only 36% of the total in the Don (3,125 of 8,770 units), compared to 58% of the total number of dwellings in the City.

The Don Planning District shows considerable variation in degrees of physical decline. The worst areas south of Gerrard Street and east of Parliament Street have already been cleared by public action and replaced by low rental accommodation. Improved site planning and design have permitted a considerable increase in population in both Regent Park North and Regent Park South (40% and 54%), while at the same time providing landscaped spaces for recreation, 2 community centres and one small local shopping plaza.

To the south and west, forming an arc of new building, a third area (Moss Park) has been just completed and provides low and medium rental accommodation for small families together with an enlarged park and a new armoury. This new residential neighbourhood links the Don with downtown, and it contains 30% of the 3,038 housing units constructed in redevelopment areas within the district since 1946.

At the opposite extreme of this multi-character district, on a narrow promontory overlooking both the Don Valley and the Rosedale Ravine, lies an island of expensive homes. A magnificent view and beautiful woods have made Castle Frank one of the rare residential gems in Toronto, reigned over for many years by the Kemp Estate.

The remainder of the district is in fair to poor condition with a concentration of poor dwellings south of Gerrard Street.

Private rebuilding since the war has been very limited for an area of this size. Excluding Castle Frank Crescent, a total of only 72 buildings have been constructed in this 15-year period; 14% are residential buildings containing 918 dwelling units. New residential construction has been almost exclusively in the area north of Wellesley between Sherbourne Street and Parliament Street where a very high density is permitted by a special zoning exemption.

/...

Parliament Street is the main shopping centre of the district with focal points at Carlton Street and Gerrard Street. Commercial uses have also extended along most of the east-west arteries, in some locations forming poor strip development and in others remaining isolated and scattered among residential buildings.

Social problems are another feature of the district but tend to be concentrated in pockets rather than disseminated evenly across all neighbourhoods. The district as a whole clearly has more social problems than most parts of the City. Whereas the population is 6% of the City total, the Don District has 11% of all Childrens Aid cases; 12% of juvenile offenders; 19% of welfare recipients; 17% of Neighbourhood Workers cases; 34% of drunkenness offenders and 65% of the older homeless and transient men.

Residents of the District

(a) Population Trends

While the City population increased only 1.0% between 1941 and 1961 the population of the Don District increased 3.4%. The intervening period showed a 6½% increase in the first ten years followed by a 3% decline in the last 10 years.

	Don Planning District	% Change	City	% Change
1941	40,222	-----	665,381	
1951	42,903	+ 6.7	673,004	+ 1.2
1956	41,583	- 3.1	665,463	- 1.2
1961	41,615	-----	672,407	+ 1.0

(b) Ethnic Characteristics

A dominantly British population (96% in 1860) has gradually been replaced by successive waves of immigration so that today persons of British origin constitute only 55% of the district total. French Canadians from the depressed Maritime and Northern Ontario regions make up the largest single group (estimated 5,000) and show an increase from 8% of the total in 1951 to 12% in 1960. Substantial increases have also occurred in the German and Italian population but their total numbers are estimated not to exceed 2,000 and 1,000 respectively.

The district includes also small groups of Chinese, Jews, Dutch, Macedonians, Bulgarians, Ukrainians, Poles, Greeks and Scandinavians. The two Macedonian churches are legacies of a

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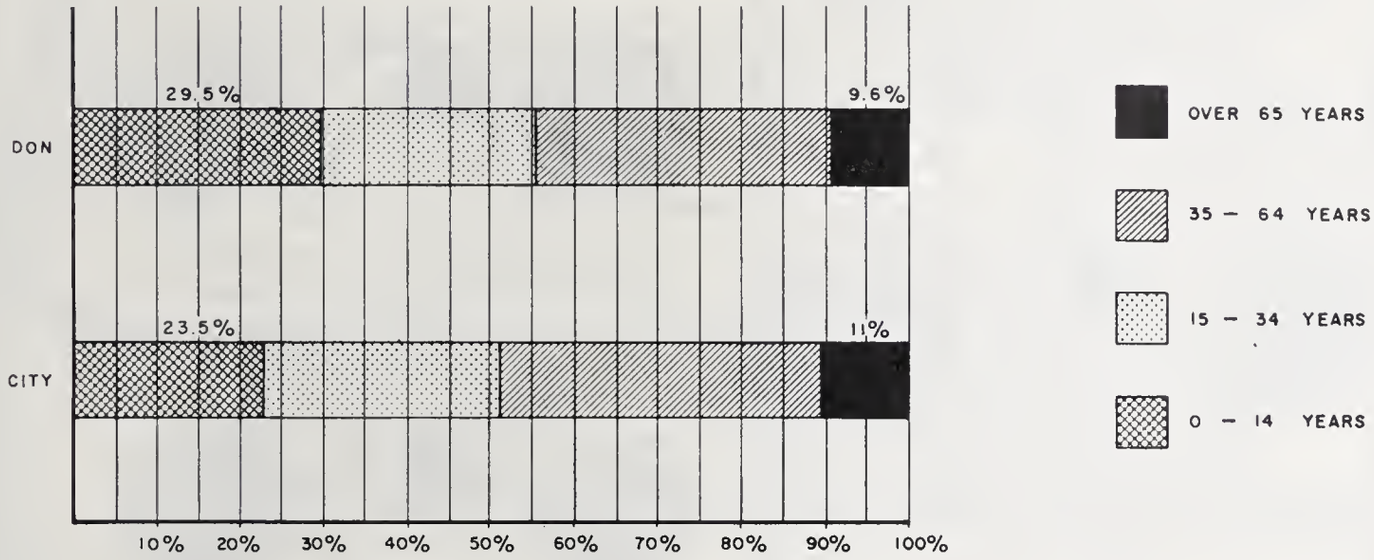
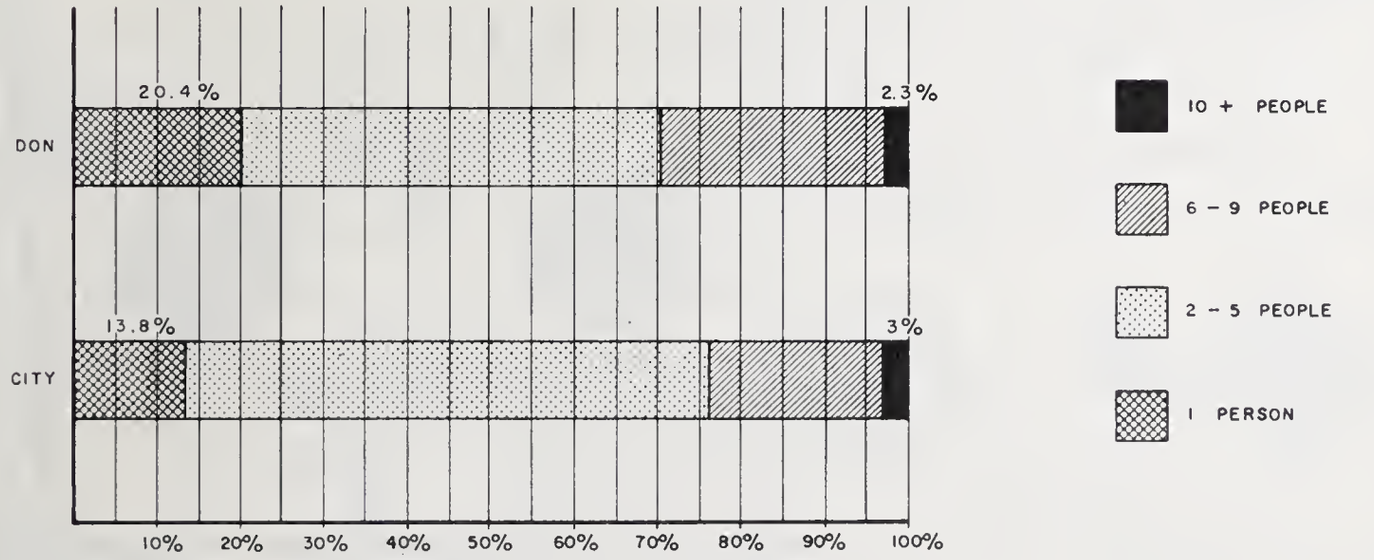
POPULATION AND HOUSEHOLDS, CITY AND DISTRICT COMPARISONS

Fig. 23



POPULATION, BY AGE GROUPS



HOUSEHOLDS, BY SIZE

SOURCE: D.B.S. CENSUS 1961

Fig. 24

1. HOUSEHOLD SIZES By %

- 1 PERSON
- 2-5 PERSONS
- 6+ PERSONS

2. HOUSEHOLDS WITH LODGERS By %

- WITH LODGERS

3. FAMILY SIZES By %

- NO CHILDREN
- 1-4 CHILDREN
- 5+ CHILDREN

HOUSEHOLD AND FAMILY CHARACTERISTICS BY CENSUS AREA

0 200' 400' 600' 800'

SOURCE: DBS CENSUS 1961

CITY OF TORONTO PLANNING BOARD

DON PLANNING DISTRICT

strong and wealthy community now scattered all over Metro Toronto. Among those smaller ethnic groups remaining in the district only the Greeks appear to have clustered together while others are scattered.

In the past few years a new wave of immigration - from the Indian reserves of Northern Ontario - is making an impact for the first time and it is anticipated that the number of Indians may increase in future.

(c) Age of Population

A review of the 1961 Census reveals that the outstanding characteristic of the district population is its youth. Children up to the age of 15 comprised 29.5% of the total population compared to 23.5% in the City, whereas persons over 65 years constituted only 9.6% of the district population compared to over 11% of the total City population. Families are significantly larger than in most residential areas and 22.9% of all district families have 3 or more children living at home compared with 16% in the City.

(d) Household Characteristics

Households (or occupied dwellings) are also significantly different in certain respects from the City average. Households with only 1 person and households with 10 or more made up larger proportions of the district total than for the City: 20.4% of district households had only one person, against 13.8% in the City, while 2.3% of district households had more than 10 compared to 2.9% for the City. The average number of persons per household was only slightly higher in the district (4.0) than in the City (3.7).

In 1961, 9.7% of all families were in lodgings compared to 13.3% in the City.

(e) Occupation and Income

The characteristic of employment of Don District residents is that a substantially larger proportion is engaged in service occupations and labour than the City average (29% and 22% respectively). In professional, technical and managerial occupations, the Don District ranks low, with only 11% compared with a City average of 16% in 1961.

Due to the nature of residents' employment, their work places are concentrated in the greater downtown area and within a few miles of the district. An analysis of work places of tenants

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and applicants of the public housing projects reveals that 53% work in an area bounded by Bathurst Street, Bloor Street, the Don Valley and the Lakeshore, and 65% work within approximately a two-mile radius of the projects.

Incomes of the district residents are generally low with 58% earning less than $3,000 in 1961, compared to 47% of all City residents. If the census breakdown included persons receiving welfare payments, pensions or similar income the proportion in the lowest income category would be substantially increased. At the opposite end of the scale, only 4% of district residents earned $6,000 or more in 1961 while almost 12% of all residents of the City fall into this income category.

Schools

A relatively high population density and a higher proportion of school children to total population than the City average has given schools a prominance second only to open space on the district land use map. The district is served by ten well-distributed schools within its boundaries - seven public and three separate; and by three others - two public and one separate outside the district. Of those in the district, five, including the three separate schools, are located north, and five south of Carlton Street. Children enrolled in the elementary schools make up 17% of the total district population compared to 13% in the City as a whole. The distribution between public and separate schools is almost the City average.

Certain deficiencies exist now within the school system although these are surprisingly small in view of the age of the district, the density and mobility of the population. Only one public school, Park School and one separate, St. Martin's, show overcrowding.

The shortage of playground space is pronounced. Expansion is curtailed by scarcity and prices of land. However, it should be noted that four schools - Regent Park, Rose Avenue, Spruce Court and Our Lady of Lourdes have more than the accepted minimum standards of 100 square feet per pupil. All other schools are deficient, most seriously at Lord Dufferin, Duke of York and St. Martin's.

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Table (7)

Public Elementary School Enrolment - 1963

School	Existing Enrolment			Existing Capacity	Projected Enrolment		
	Junior	Senior	Total		Junior	Senior	Total
North of Carlton St.							
Rose Ave.	701		701	690			
Winchester	435	331	766	1,010			
Total	1,136	331	1,467	1,700	1,118	239	1,357
South of Carlton St.							
Spruce Court	779		779	780			
Lord Dufferin	682	411	1,093	1,170			
Duke of York	567		567	735			
Regent Park	733		733	680			
Park	877	308	1,185	1,100			
Total	3,638	719	4,357	4,465	3,170	676	3,846
Grand Total	4,774	1,050	5,824	6,165	4,288	915	5,203

Secondary school enrolment in the Don Planning District represents a lower proportion of the total population than the City average - 1.8% compared to 3.1%. The expected increased enrolment can be accommodated in the Jarvis Collegiate Institute, and the two new specialized schools - Castle Frank High School (service and transportation) and St. Joseph's Commercial School on Linden Street, a separate intermediate school for girls.

Parks, Recreation and Community Services

Large open areas, a total of 143.3 acres, are an outstanding feature, although some are reserved for special purposes (cemeteries) and others are undeveloped lands.

/...

	Type of Space		Acres
1.	Cemeteries		52.3
2.	Other Private open space		.5
3.	Ravine lands - west bank of the Don River		28.5
4.	Public Parks and Recreation Facilities		62.0
	(a) Riverdale Zoo serving the whole Metro Region	8.7	
	(b) Areas suitable for active Recreation		
	Moss Park	8.3	
	Riverdale Park (excluding zoo)	28.5	
	Wellesley Park	4.9	
	(c) Areas suitable for passive Recreation		
	Allan Gardens	10.7	
	Gerrard & Parliament Parkette	.2	
	Bloor Street Parkettes	.7	
			143.3

The John Innis Community Centre and Moss Park provide the largest and most comprehensive recreation programmes in the district. Year round activities are offered to all age groups from pre-school children to elderly people and the Centre features swimming, baseball, volley ball, basketball, and soccer leagues, as well as crafts. Riverdale Park is the only other large area available for sports. Both parks are located on the edge of the district.

In Regent Park North, 3 play lots and 2 play fields offer space for children's and adults' sports during the summer months. Winter activities are held in the gym, games and craft rooms.

The design emphasis in Regent Park South was placed on a small playground for young children and a central landscaped core surrounded by apartment buildings. However, the high concentration of children in the project area (64%) necessitated redesigning to provide a variety of paved tot lots. A community centre building, the former administration building, is also now in operation to compensate for the original deficiency.

North of Carlton Street, only one small playground - Wellesley Park - is available to a population of 16,000 and this is on the eastern extremity of the district, between the two cemeteries. Throughout the district recreation programmes have been provided in various schools by the City Department of Parks and Recreation. Three of the five elementary schools offering summer playground programmes for children, or year-round activities for adults and children, are south of Carlton.

/...

Four churches, three of which are also south of Carlton, have active sports programmes for children. Six more, out of the total of eighteen in the district, have or plan to construct gyms or parish halls. Most churches have concentrated on groups traditionally affiliated with them - cubs, scouts, girl guides, brownies and young people's clubs. However, they are also providing for changing social needs and make space available for meetings of Alcoholics Anonymous, senior citizens' clubs, ethnic singing and dancing groups, adult folk dancing and sheltered workshops.

Two private agencies - the Gerrard K Club and Central Neighbourhood House - complete the community recreation picture, one specializing in sports for boys and the other in group activities for adults and children.

Institutions

There are 76 institutions occupying 62 acres or 10% of the area of the district. Almost one-half (37) are normal residential services - schools, churches, libraries, community centres, fire halls, police stations. Of the remaining 39, 54% are providing health or social welfare services to the district or a wider area. Although there is some over-lapping of functions, these institutions have been classified as follows:

Field of Interest	No. of Separate Institutions
Social Welfare	17
Hospital and Health	4
Private Res. Homes	6
Private Clubs	7
Educational	3
Government Buildings	2
Total	39

Social-Welfare

At present there is only one private nursery with a second one proposed by the City Welfare Department on the second storey of the Howard Street fire hall. There are additional facilities at Central Neighbourhood House and in Regent Park South. At present public nurseries and day care centres take only children of mothers who must work, and the mothers must take responsibility for transporting their children to the centres. In the course of a recent study a strong need has become evident for additional public nursery and day care facilities to serve not only their present purpose, but, in addition another group that exists in the Don area - the large family, with limited income and (often) serious personal problems.

/...

A report recently prepared by the Metropolitan Toronto Housing Authority as a re-evaluation of Regent Park South suggests that day nurseries should also be part of any large housing scheme. An experimental nursery was incorporated in that project. Not only has it been successful but a group of mothers in the project formed a second co-operative nursery to meet the demand.

Industry

An abundant water supply from the Don River for water-using industries like breweries and the location of a branch of the main C.P.R. line largely determined the early industrial pattern in the Don District.

A total of 2,090,130 sq.ft. of industrial and warehousing floor area is located in the district, occupying 1,532,600 sq.ft. (35 acres) of land area. This includes the plant of General Steel Wares which has decided to relocate out of the district; the plant has a floor space of 604,131 sq.ft. and the lot 237,900 sq.ft. The district totals excluding General Steel Wares are - 1,481,999 sq.ft. of floor space and 29.5 acres of land area. There are also 42,700 sq.ft. of storage yards, scattered in back yard sites, mainly north of Carlton Street and east of Parliament Street. Although small industrial operations are scattered throughout the district, the original belt remains the only important industrial concentration.

This south-eastern corner of the district, south of Gerrard Street east of River Street, and east of Parliament Street between Shuter and Queen, contains 70% of all industrial and warehousing floor space and 66% of the land used for these purposes in the district.

The Don District's industrial belt houses many firms renting cheap loft space with inadequate space for parking, loading, access and expansion.

Industrial buildings are generally not as old as surrounding residential buildings. Only 4 of the 33 buildings are over 60 years of age. On the other hand only 5 have been constructed since the war. The majority, 30 to 60 years of age have declined due to functional obsolescence, and now have a relatively high turnover of newly established small firms. Of the 42 firms located here in 1960, only 14 date back to 1950, and 4 to 1920. The remaining 24 new firms located in the industrial belt between 1950 and 1960.

Industries, with some exceptions, are small and often share buildings - 42 firms occupy 33 properties. Space is seriously limited by the closeness of residential buildings. Fifteen of

/...

the industrial properties have no parking space while the remainder have some space but are still well below the Zoning By-law standard of 1 parking space for each 400 sq.ft. of manufacturing floor space. Few have off-street loading space.

Circulation

(a) Existing Road System

The Don Planning District is in the path of arterial traffic movements to downtown and the harbour. All major roads, both east-west and north-south, are through-streets carrying heavy volumes of traffic from origins and to destinations in other parts of the City. In view of the district's location, this traffic pattern will continue and major roads must be improved, where necessary, to handle the traffic and reduce the overflow onto local residential streets.

Jarvis Street is the most important artery, on an average day it carries over 30,000 cars. Jarvis Street feeds into Downtown Toronto via five east-west arteries - Queen Street, Shuter Street, Dundas Street, Gerrard Street and Carlton Street. Shuter, Gerrard and Carlton Streets are limited as arteries because they do not continue straight through for a great distance. Dundas Street is a 14-mile long artery extending from Highway 27 in the west to Kingston Road in the east. Bloor Street provides an uninterrupted mid-city route from the eastern to western City boundaries serving high density residential areas on either side and carrying as many as 40,000 cars across the Don Valley per day. Both roads are also important truck routes. The Bayview Extension, on the eastern edge of the district is a recent addition to the road system, completed in August 1959. Traffic destined to the downtown area has been partially re-routed from Broadview to this faster, limited access road, at least as far as the River Street-Gerrard Street connection.

Parliament Street and Sherbourne Street reach down into the heart of the industrial area and provide a truck link from industrial areas in the southern part of the City north to Bloor Street.

All except two of these major roads carry over 10,000 cars per day and over 1,000 cars at the P.M. peak hour. As a result, a series of residential islands surrounded by traffic arteries has been created.

/...

From the accompanying map (Figure 25) showing the street and traffic pattern in the Don, one dominant feature stands out; the cutting up of the entire area by major north-south and east-west arteries to which the local streets are directly connected. In the residential areas formed within the arteries there is little opportunity to introduce collectors, which perform the function of gathering up local traffic and leading it to the arteries; and which afford a degree of protection to residential areas by limiting the number of connecting points to heavy arterial traffic flows. This could be achieved only by a very drastic re-design of the street system. The practical alternative is to give emphasis by designation and widening (where necessary) to those streets which could assume a definite collector function. These are the Sackville-Sumach one-way pair and Wellesley Street serving the north-east section of the district, north of Gerrard, east of Parliament; Howard Street, serving the area between Wellesley and Bloor, Sherbourne and Parliament; and Huntley Street serving the area west of Sherbourne north of Wellesley.

The very limited opportunity to distinguish between local and collector functions underlines the need to make the arteries that cut through the district effective as arteries - so that the filtering through of arterial traffic on the residential streets will be reduced to a minimum.

Completion of the Don Valley Expressway and the Duke-Duchess connections to downtown will re-route some of the traffic now using Shuter Street, River Street and the Bayview Extension. Widening and resurfacing of Queen Street, once street cars are removed, would encourage a further reduction of traffic on Shuter Street, and the primary function of Shuter Street could be reduced to that of a collector.

(b) Back Lanes and Yards

Residential neighbourhoods of the Don were conceived in the era of the horse and buggy. Lanes were provided for stables, but today they are totally inadequate for the automobile. They are neglected by both public authorities and private owners, and are badly deteriorated. The condition of many of the back yards is unfortunately in keeping with the lanes. Makeshift garages, piles of junk, dilapidated porches and sagging fences are common features.

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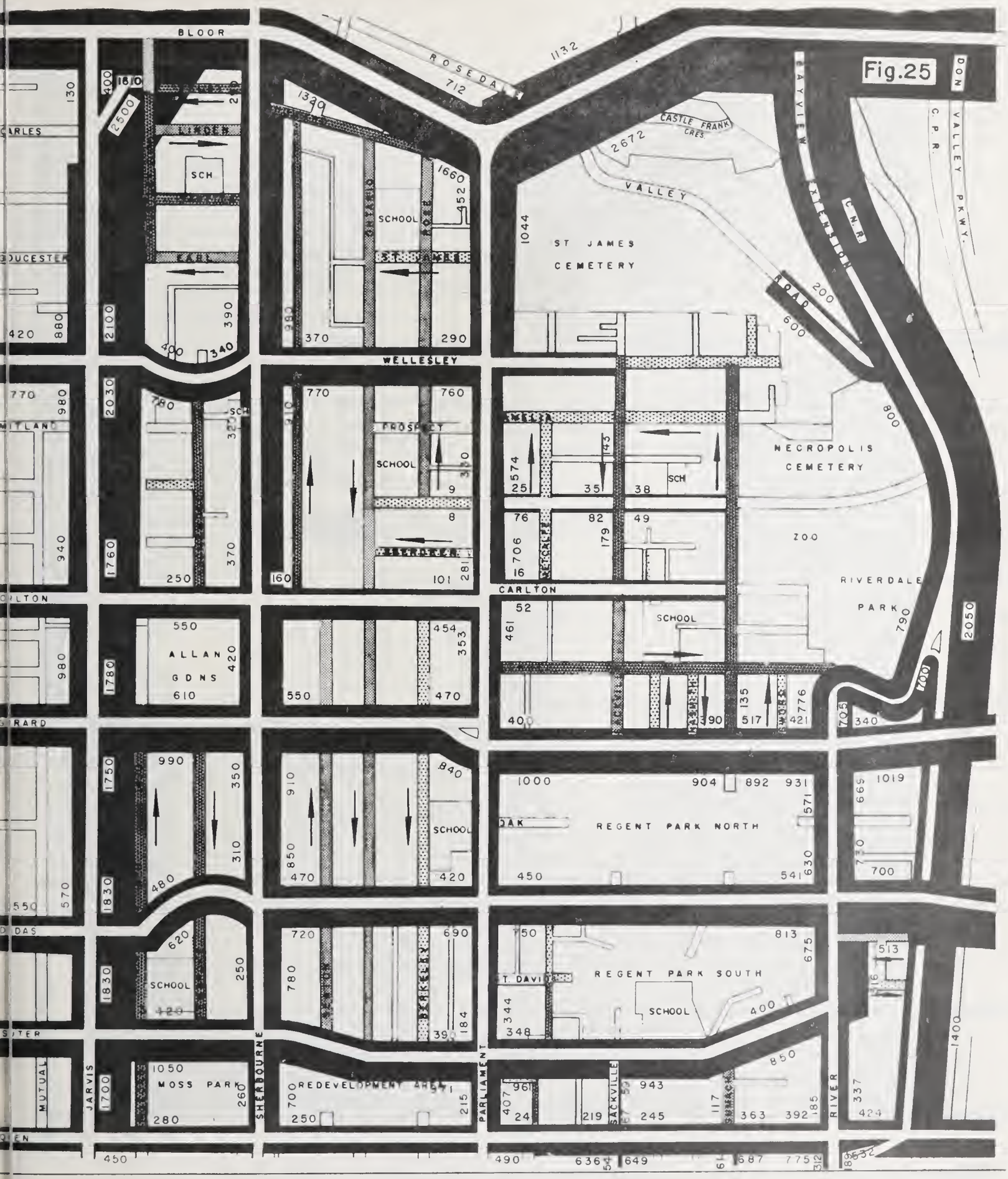


TRAFFIC VOLUMES – MAIN & LOCAL STREETS
P. M. PEAK HOUR – 1964

LESS THAN 50 VEHICLES PER HOUR

50 TO 100 VEHICLES PER HOUR

OVER 100 VEHICLES PER HOUR

1500 1000 500

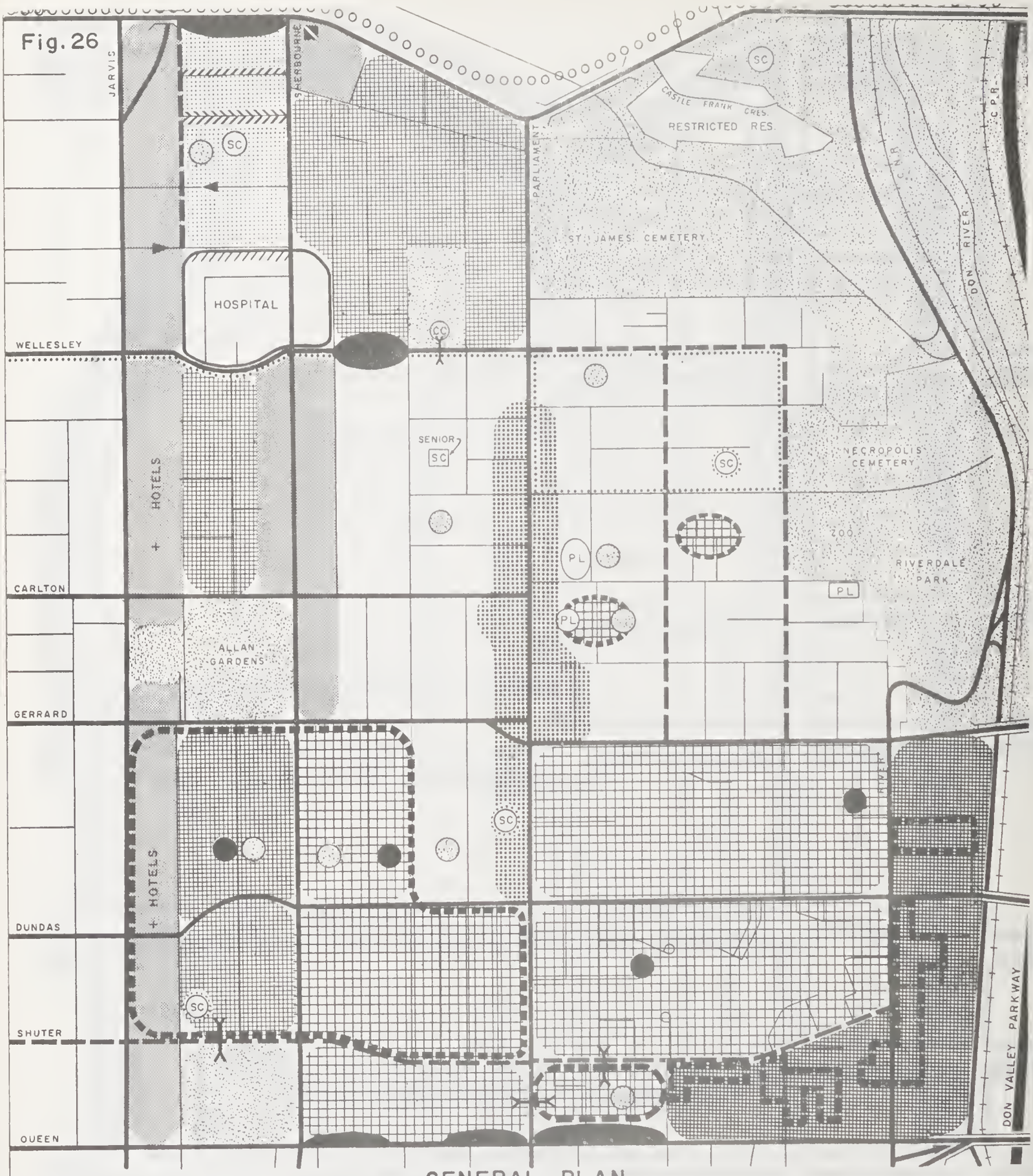
VEHICLES PER HOUR

SOURCE: DEPT. OF PUBLIC WORKS
TRAFFIC DIVISION

0 200 400 600 800

CITY OF TORONTO PLANNING BOARD

DON PLANNING DISTRICT



GENERAL PLAN

- HIGH DENSITY PRIVATE RESIDENTIAL
- LOW RENTAL HOUSING
- RESIDENTIAL IMPROVEMENT AREAS
- REDEVELOPMENT
- DISTRICT SHOPPING
- LOCAL SHOPPING
- INDUSTRY & WAREHOUSING
- OFFICES & INSTITUTIONS & APTS
- RESIDENCES, OFFICES & INSTITUTIONS IN RESIDENTIAL BUILDINGS
- (SC) NEW SCHOOL
- [SC] SCHOOL RECONSTRUCTION
- (SC) SCHOOL SITE EXPANSION
- (CC) COMMUNITY CENTRE
- PARKS & OPEN SPACE
- ARTERY
- COLLECTOR
- PEDESTRIAN LINK
- PARKING BAYS
- [PL] PARKING LOT
- BUS ROUTE
- SUBWAY STATION
- SUBWAY

0 200' 400' 600' 800'

CITY OF TORONTO PLANNING BOARD

DON PLANNING DISTRICT

The overspill of cars in the lanes and backyards is a symptom of a parking shortage. Inadequate parking contributes to obsolescence and decline. Parking can be provided as part of a programme to clean up the interior of the block, but most important is the creation of attractive, enjoyable yards where now there is dirt, disorder and blight.

(c) Off-Street Parking

Deficiencies of parking space for residential blocks vary considerably, but only one block of the 54 scheduled for major improvements show no deficiency. Thirty percent of all improvement blocks require over 50 additional spaces and 70% require less than 50 spaces. The detailed breakdown of need is as follows:

Additional Parking Spaces Required (Zoning By-law Standards)*	Number of Blocks
no deficiency	1
1 - 25 spaces	22
26 - 50 "	15
51 - 101 "	13
102 - 200 "	2
over 400 "	1

* (For rooming houses, not covered by the By-law, a standard of 1 for every 4 rooms plus 1 for caretaker is assumed).

In extreme cases it would be impossible to satisfy the zoning by-law standard without clearing a substantial proportion of the properties that now require parking space. Therefore, provisions should be made for as many spaces towards the ideal as the block will allow without relinquishing dominance to the automobile.

GENERAL PLAN FOR THE DON PLANNING DISTRICT

The Don Appraisal outlines the goals for the district as follows:

"The General Plan consists of certain basic goals and specific proposals that will enable the district to play its proper role in the City, and to be, both as real estate and a community, an asset to Toronto.

/...

"Goals:

The Plan has ten major goals:

1. Residential: To keep the district a good place to live

   This involves maintaining sound residential conditions; improving areas that are beginning to deteriorate; encouraging high quality private rebuilding where opportunities exist; reducing overcrowding; clearing seriously deteriorated areas and redeveloping with housing suitable for the population of the district; and meeting the special housing needs of the problem groups in the population.

2. District Shopping: To strengthen the district shopping centre on Parliament Street

   Required measures here include the elimination of unsuitable commercial zones in other parts of the district; a policy for providing off-street parking; assistance to the efforts of businessmen to improve the appearance of the street; and a guide plan for the rebuilding of the core of the commercial area at Parliament and Gerrard.

3. Local Shopping: To make possible limited local shopping in residential areas

   This involves giving legal status to existing corner grocery stores, selective low density retail zoning near higher density residential areas, and the provision of small groups of stores in areas of private and public rebuilding.

4. Schools: To indicate the adjustments in school facilities required by future population changes

   The changes in development and accompanying changes in population distribution will require the contraction of school facilities in some areas of the district and expansion in others. Demands north of Carlton Street will decrease and south of Carlton will increase.

5. Parks: To overcome park deficiencies - present and future

   This involves providing a combined playground-community centre north of Wellesley or adjacent to Winchester School to meet the needs of a highly concentrated development and population north of Carlton, as well as the demands arising from future intensive rebuilding in that area; and establishing small sitting-out tot lot parks in the centre of densely built-up areas.

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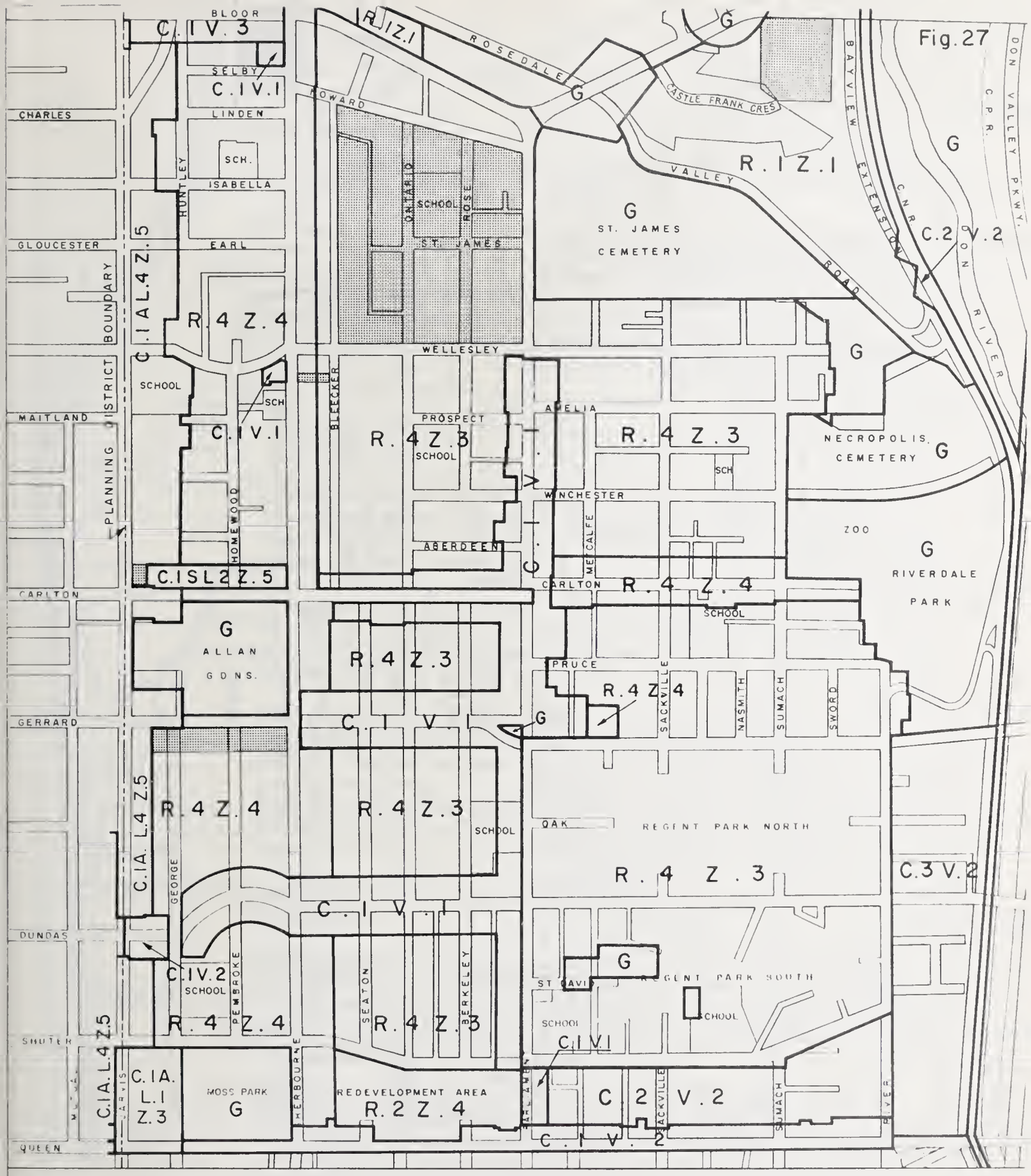


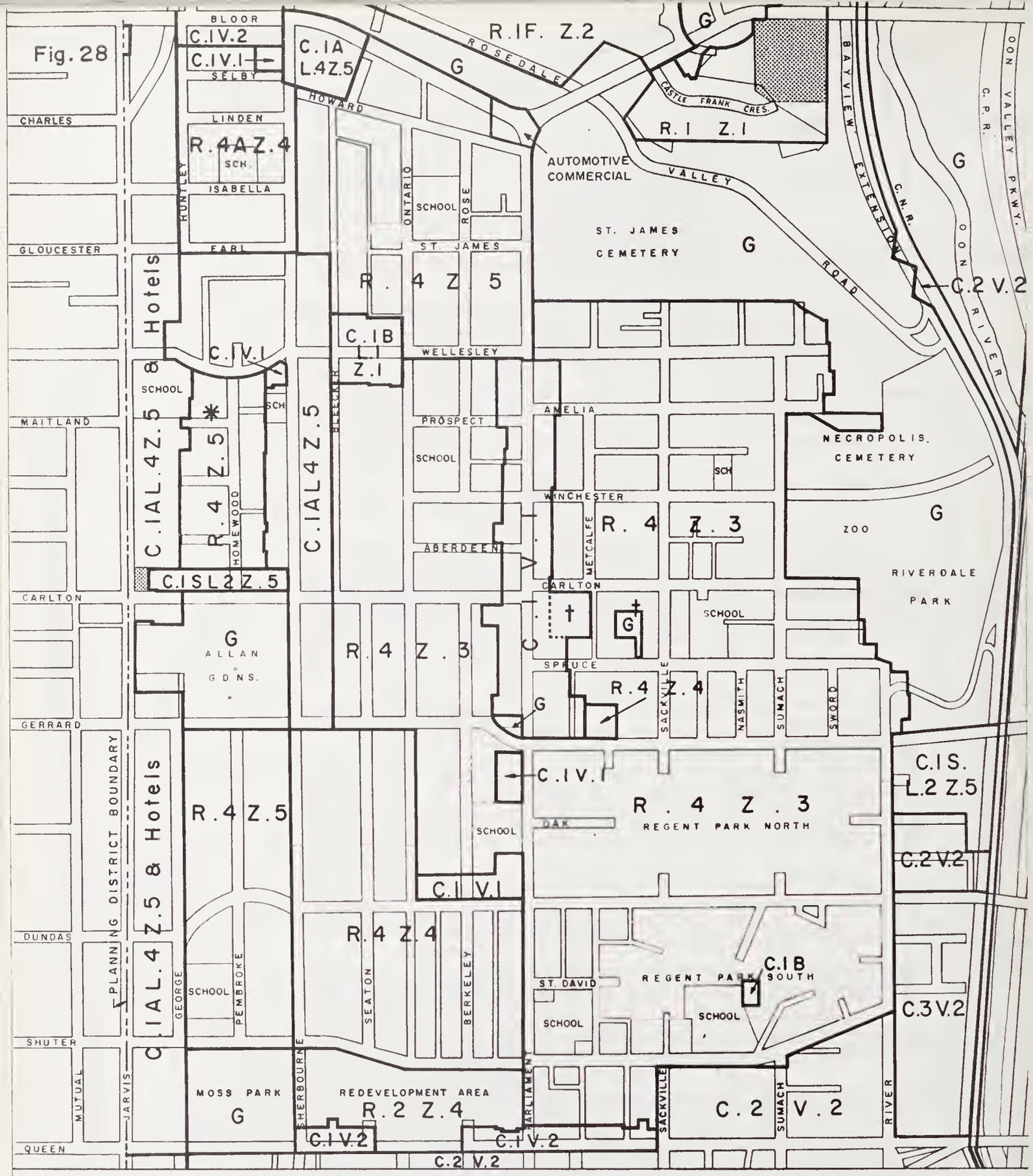
EXISTING ZONING

AREAS COVERED BY EXCEPTIONS AND SPECIAL AMENDING BY-LAWS

0 200 400 600' 800'

CITY OF TORONTO PLANNING BOARD

DON PLANNING DISTRICT



AMENDING BY-LAWS TO PREVAIL

* CONDITIONAL ON APPROVAL OF A SUITABLE DEVELOPMENT SCHEME

† CONDITIONAL ON APPROVAL OF THE RESIDENTIAL IMPROVEMENT PROGRAMME

0 200' 400' 600' 800'

CITY OF TORONTO PLANNING BOARD

PROPOSED ZONING

DON PLANNING DISTRICT

"6. Office and Institutions: To guide the location of offices to suitable areas in the district

On the basis of a realistic assessment of requirements, space for the types of offices and institutions attracted to the Don needs to be provided, at locations where conditions are most suitable - e.g. Jarvis and Sherbourne; positive measures such as the widening and redesign of Jarvis Street (as part of Downtown Plan) and the production of a guide plan for the Sherbourne-Bloor subway area would be of great benefit.

7. Industry: To stabilize industry in the south-eastern part of the district

This involves suitable zoning and the clearance of pockets of housing from industrial areas (under S.20 of The Planning Act), to make room for parking, loading and moderate plant expansion.

8. Transportation Proposals: To improve the effectiveness of the main arteries, to protect residential streets from through-traffic and overflow parking: and to create an effective local street pattern

Attainment of this goal requires the widening and realignment of certain arteries and the improvement of public transportation; the designation and widening of collector streets; the alleviation of serious conflicts between pedestrian and vehicular traffic; and the preparation of guide plans, including necessary rearrangement of streets, in areas of comprehensive rebuilding.

9. Parking: To overcome serious off-street parking deficiencies

This involves devising parking solutions appropriate to the areas of parking deficiency - the north-west area west of Sherbourne; the residential streets built without sufficient private parking; and the area around the Riverdale Zoo.

10. Land Use: To evolve a land use pattern that will guide the major uses to the best locations at appropriate densities

The General Land Use Proposals, and Proposed Zoning express these objectives."

The general land use proposals are indicated in the General Plan Figure (26) and the existing and proposed zoning are shown in Figures (27) and (28).

/...

DON 1 PROJECT AREA, SUB-AREA A
TREFANN COURT

BACKGROUND

The Don 1 project area forms the south-east quarter of the Don Planning District and is bounded by Queen, Parliament, Gerrard Street and the Don River. Shuter and River Streets divide the project area into sub-areas A, B, and C as shown on Figure (18).

Sub-area C includes Regent Parks North and South Public Housing Projects and does not need special attention. Sub-area B is predominantly industrial and the Plan for the Don endorses its industrial character. Public action in this sub-area will be the acquisition and demolition of the few residential properties in the sub-area and their resale for private industrial requirements. Renewal action for this sub-area may be undertaken at a later date.

The need for renewal is far more urgent in Sub-area A and it is recommended that this sub-area be given immediate attention.

The sub-area A is situated south of the Regent Park South Public Housing Project and is bounded by Parliament, Shuter, River and Queen Streets. It is made up of Blocks 18 to 22 of Census Tract 102 and has a total area of 21.8 acres excluding streets, with a total population of 1,245. One-third of the area is occupied by old residential buildings, many of them enclosed between industrial and commercial properties.

Figure (29) shows the location and condition of the 187 residential buildings, excluding residences over stores, housing a population of 1,032. None of these buildings is in good condition, approximately 60% of them are in poor condition and the remaining 40% are fair. 81.9% of all residential buildings are 60 years and more old and of these 80.2% are in need of repairs.

Figure (30) indicates the location and condition of the 78 non-residential buildings, which occupy 15.23 acres or more than 70% of the area. All these industrial and commercial buildings are in fair condition while a service station, a brewery store and the six-storey C.B.C. building are brand new.

The commercial buildings on Queen and Parliament Streets house a total population of 213. The condition of housing is fair.

Sackville and Sumach Streets have a standard 66 ft. right-of-way, while the streets west of Sackville Street, namely Tracy and Trefann Streets and Danvers Avenue have a 24 ft. or less right-of-way, with a dilapidated pavement.

/...

DON 1 PROJECT AREA SUB-AREA A

BUILDING CONDITION
RESIDENTIAL
TREFANN COURT

GOOD

FAIR

POOR

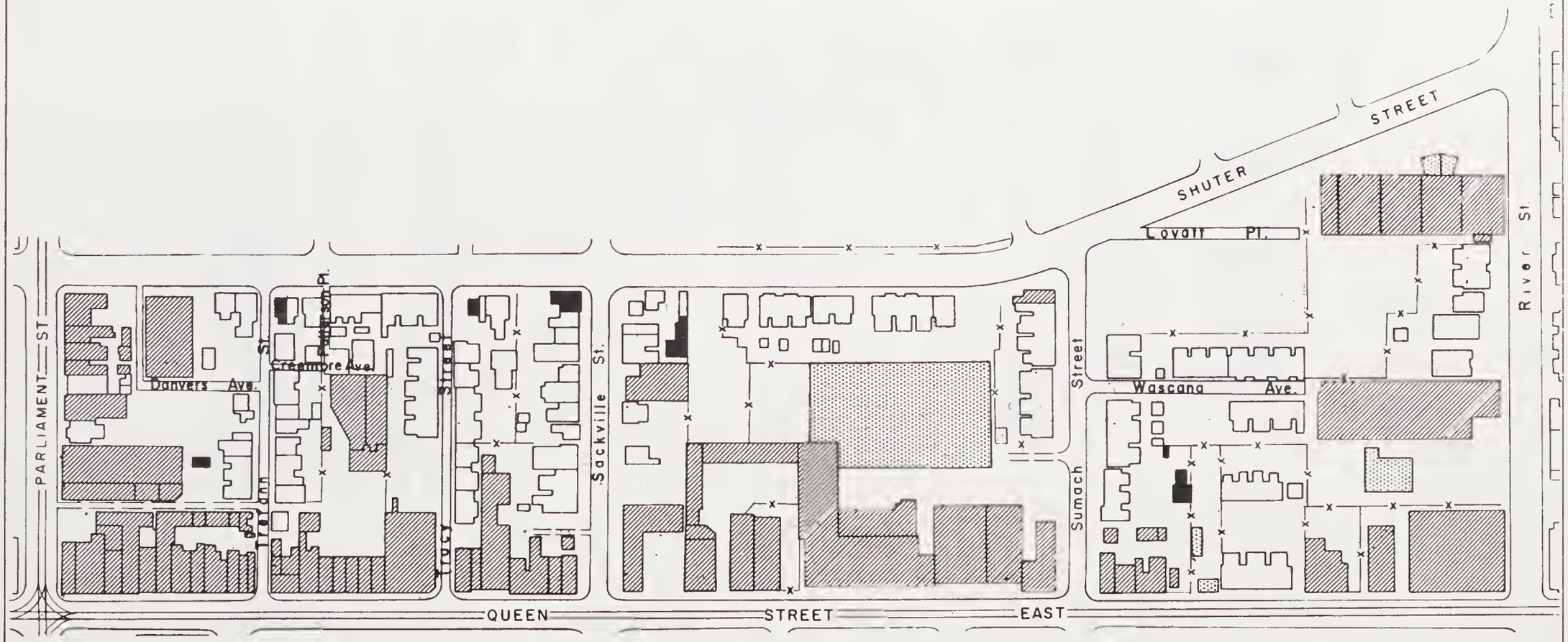
Scale 1" = 200'

SEPTEMBER 1964

CITY OF TORONTO PLANNING BOARD

Fig. 29

Fig 30



DON 1 PROJECT AREA SUB-AREA A

BUILDING - CONDITION
NON-RESIDENTIAL
TREFANN COURT

GOOD

FAIR

POOR

Scale 1" = 200'

SEPTEMBER 1964

CITY OF TORONTO PLANNING BOARD

West of Sackville is mainly residential, while east is basically industrial. The street system is satisfactory in the east but inadequate in the west part. The industrial zone west of Sackville is not justified either by existing land use or future prospects. New companies come and go in the Don without creating significant demands for land.

PLAN

Acquisition and Clearance

It is proposed to acquire and clear all properties west of Sackville Street, with the exception of the properties fronting on Queen Street and three properties fronting on Parliament Street, namely 187 and 191 Parliament Street and the vacant lot to the south. All residential properties east of Sackville Street would eventually be acquired and cleared.

The total number of residential properties to be demolished is 187, housing a population of 1,026.

The total amount of clearance is given in the following table:

Table (8)

Number of Properties to be Cleared, Assessment, and Lot Area

Use	Number of Properties	Assessment Land and Bldgs.	Lot Area Sq.Ft.
Residential	187	$442,695	287,200 (6.63 acres)
Non-residential	29	$129,255	97,300 (2.23 acres)
Total	216	$571,950	384,500 (8.86 acres)

Street System

The sub-area is bounded on all sides by arterial streets (Parliament, Shuter, River and Queen Streets). Most of the narrow, short streets in the area can be closed.

It is proposed that Sackville and Sumach Streets be retained as through streets. Tracy and Trefann Streets become service culs-de-sac. Danvers Avenue, Creemore Avenue, Paterson Place, Lovatt Place and Wascana Avenue are all removed.

/...

Land Use

The proposed land use is shown in Figure (31). The two blocks east of Sackville Street, denoted as Blocks B and C, are for industrial and commercial uses.

Block A, west of Sackville Street, is designated for residential or institutional uses. Because of the very high cost involved, the frontage on Queen Street, mainly commercial but containing some industry, is omitted and could remain.

The Redevelopment Plan

The cleared land in Block A creates a site of 236,300 sq.ft. or 5.4 acres. This site is unsuitable for commercial use because of its poor location which would put commerce here in a poor competitive position with other existing centres. Even if a developer could be found, shopping should not be encouraged: there is ample local shopping and a sizeable shopping centre would both create traffic difficulties and also compete with the established centres at Parliament and Gerrard and Queen and Broadview. These existing centres serve the district well. There has been no evidence that industry exerts any demand in this location. In any case, industrial land is available in a better location in the Duke-Duchess area to the south. The site is suitable for redevelopment for an institution should the demand exist. However, no such demand has been advanced and the present proposal is to redevelop the cleared land with a subsidized public housing project. This proposal does not preclude the possibility of private residential redevelopment, a possibility that should be looked into.

Figure (31) shows the broad features of the proposed housing project. A medical and day care centre has been included, to act as a health unit for the surrounding area. It would be operated by the City Department of Public Health and occupy space in the apartment building. Car parking for the new housing is located at the south where it can serve as a buffer between the housing and the drab rear of the existing buildings fronting on Queen Street. The parking area should be appropriately landscaped to improve its appearance and help screen out the Queen Street properties.

The housing layout can provide both open space and a playground for children. Most of proposed residential buildings are three storey row houses.

The cleared residential land east of Sackville Street, totalling 160,200 square feet or 3.26 acres should be re-used to improve the efficiency of existing industry by providing room for parking, expansion, or trucking facilities, or to accommodate some new light industry.

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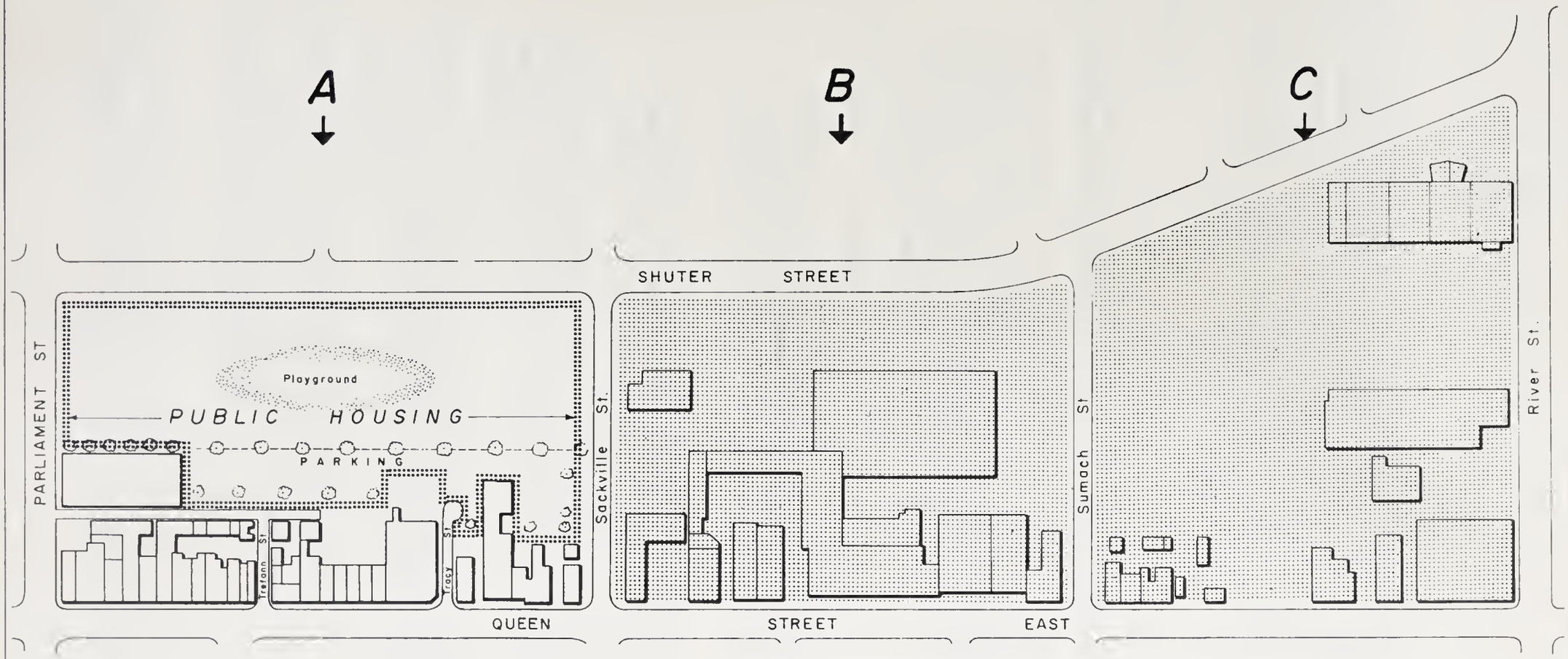

DON 1 PROJECT AREA SUB-AREA A

PROPOSED LAND USE

BLOCK A RESIDENTIAL

BLOCK B & C INDUSTRIAL

REDEVELOPMENT PLAN

TREFANN COURT

Scale 1" = 200'

SEPTEMBER 1964

CITY OF TORONTO PLANNING BOARD.

Fig. 31

A transit facility in the form of an improved tram line on its own right-of-way, underground between Spadina and Jarvis and on the surface between Spadina and the Humber loop, and between Jarvis and Broadview or Pape, has been suggested*. This line may be located at the rear of the existing frontage on the north side of Queen Street. Should it be decided to put in this facility, the scheme would be modified as necessary to accommodate it.

Public Housing

Choice of the amount and type of accommodation to be provided in the new housing project was based on the following considerations:

(a) The new housing site is adjacent to two large public housing projects, Regent Park South and Moss Park. Further north is another large housing project, Regent Park North. There is a very high demand for 3 and 4-bedroom accommodation in the area, a demand that is not adequately met by the existing projects.

(b) Design was influenced by the following factors:

Row housing will suit the need of the families to be housed for independence in separate units. High-rise buildings are undesirable for housing of families.

The poor view to the south overlooking the unattractive rears of the Queen Street buildings demands a low type of building, well screened.

These factors suggest that row houses of 3-storey maximum height would be the most suitable type of building. The row house is most economical in 3 and 4-bedroom size.

(c) The site's area is only 5.6 acres, too small to support a very large child population. In recognition of this limitation, a maximum density of about 55 children/acre is proposed.

(d) The overall site density to be about 125/acre.

The project population composition, accommodation, and building types are given in the following tables.

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* Page 58 "Report on The Metropolitan Toronto Transportation Plan", December 1964.

Table (9)

Housing Project Population Composition,
Don 1, Sub-Area A

Household Characteristics*	No. of Units		% of Units	No. of Persons**		% of Persons	No. of Children
Single	40)	40	20.0	40)	40	5.9	-
Couple + 0 children) Couple + 0 children + 1)	40) 2)	42	21.0	80) 6)	86	12.7	- -
Couple + 1 child) Couple + 1 child + 1)	32) 4)	36	18.0	96) 16)	112	16.6	32 4
Couple + 2 children) Couple + 2 children + 1)	24) 3)	27	13.5	96) 15)	111	16.4	48 6
Couple + 3 children) Couple + 3 children + 1)	18) 3)	21	10.5	90) 18)	108	16.0	54 9
Couple + 4 children) Couple + 4 children + 1)	19) 3)	22	11.0	114) 21)	135	20.0	76 12
Couple + 5 children	12)	12	6.0	84)	84	12.4	60
Total		200	100.0		676	100.0	301

* Where "+1" occurs, this refers to a single person closely related to the couple.
** Includes children.

The overall density is 123 persons/acre and the density of children is 55/acre.

/...

Table (10)

Housing Project Accommodation,
Don 1, Sub-Area A

Household Characteristics*	Bach.	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Total
Single	40					40
Couple + 0		40				40
Couple + 0 + 1			2			2
Couple + 1			32			32
Couple + 1 + 1				4		4
Couple + 2			6	18		24
Couple + 2 + 1					3	3
Couple + 3				18		18
Couple + 3 + 1					3	3
Couple + 4					19	19
Couple + 4 + 1					3	3
Couple + 5					12	12
Total	40	40	40	40	40	200
Percent	20.0	20.0	20.0	20.0	20.0	100.0

* Where "+1" occurs, this refers to a single person closely related to the couple.

/...

Table (11)

Distribution of Units by Building Types,
Don 1, Sub-Area A

Building Type	Units	
	Number	Type
Apartment Building	40	Bachelor
	40	1 Bedroom
	40	2 "
	10	3 "
Row Houses (2-storey)	30	3 Bedroom
	40	4 "

Services

The main sewers (2' x 3') are located in Sumach and Sackville Streets. The sewer and water services in Tracy and Trefann Streets, and Wascana Avenue, serve only the adjacent properties. These latter services may be closed and abandoned as required.

The existing sewer and water services are sufficient for the proposed redevelopment.

In general, the existing combined sewers are old and undersized. A new separate system is contemplated in the future covering the entire sub-area.

Future Population

The future population is estimated as follows:

Existing total population	1,245	
Total population displaced due to clearance	1,026	
Total residual population		219
New housing project population		676
Estimated future population		895

There will be a decrease of 350 in the total population of the area.

/...

Staging

It is proposed that redevelopment be done in two stages:

First Stage:	Acquisition and clearance west of Sackville Street.
	Construction of new housing project.
Second Stage:	Acquisition and clearance east of Sackville Street.
	Re-use for service to industry and for new light industry.

The proposed staging will permit persons displaced from demolished housing east of Sackville Street to be relocated in the new housing. It is anticipated that the whole operation could be completed in about 3 years.

DON 3 PROJECT AREA

BACKGROUND

The Don 3 project area is bounded by Gerrard, Parliament, Bloor Street and the Don Valley. The northern and eastern part of the area is made up of open space consisting of cemeteries, a park and a zoo, and contains an island of high-value homes on Castle Frank Crescent. To the west and south is a generally good residential district. Several small apartments, by virtue of their architecture and scale, blend harmoniously with surrounding semi-detached dwellings and row houses. This area benefits directly from the extensive recreational facilities of Riverdale Park and the unique asset of the Metropolitan Zoo.

A commercial strip along Parliament Street, between Wellesley Street, and Gerrard Street, provides convenient shopping for the area.

Basic facts about the Don 3 project area are:

Census Tracts 97 and 100

Population in 1961	-	7,811
Average income per family, 1961	-	$4,014
Area (in acres, excluding streets)	-	234
Number of Residential Properties	-	1,265
Properties more than 60 years old	-	69%

/...

Properties in Poor Condition	-	14%
Rooming Houses (Properties)	-	7%
Overcrowding (more than 1 person/room)	-	18%
Owner-occupied homes	-	53%
Net Residential Density (persons/acre)	-	94

The above figures reflect the situation in 1961. The area is generally a good residential district. A number of houses that were poorly built in the first instance, being of light frame construction, with no basement, have nevertheless been well cared for, presumably because of the area's amenities, and look very pleasant. An outstanding example is the "Wellesley Cottages" on the street of the same name, which are 100 years old and still present a charming appearance. With continued care, these houses still have a useful life.

Most houses are solid brick construction and quite a number have been renovated in the last few years.

Because of the basically healthy and stable character of the district, no wholesale clearance and redevelopment are necessary, but some improvements are required.

PROPOSALS

It is proposed to undertake improvement of the area in two stages. The first stage, recommended here for immediate action, consists of the improvement of two specific areas, one in the vicinity of Sackville Place and the other at Dermott Place. The second stage will complete improvement of the remainder of the area after a further detailed study has been made. Plans for the two specific areas are as follows:

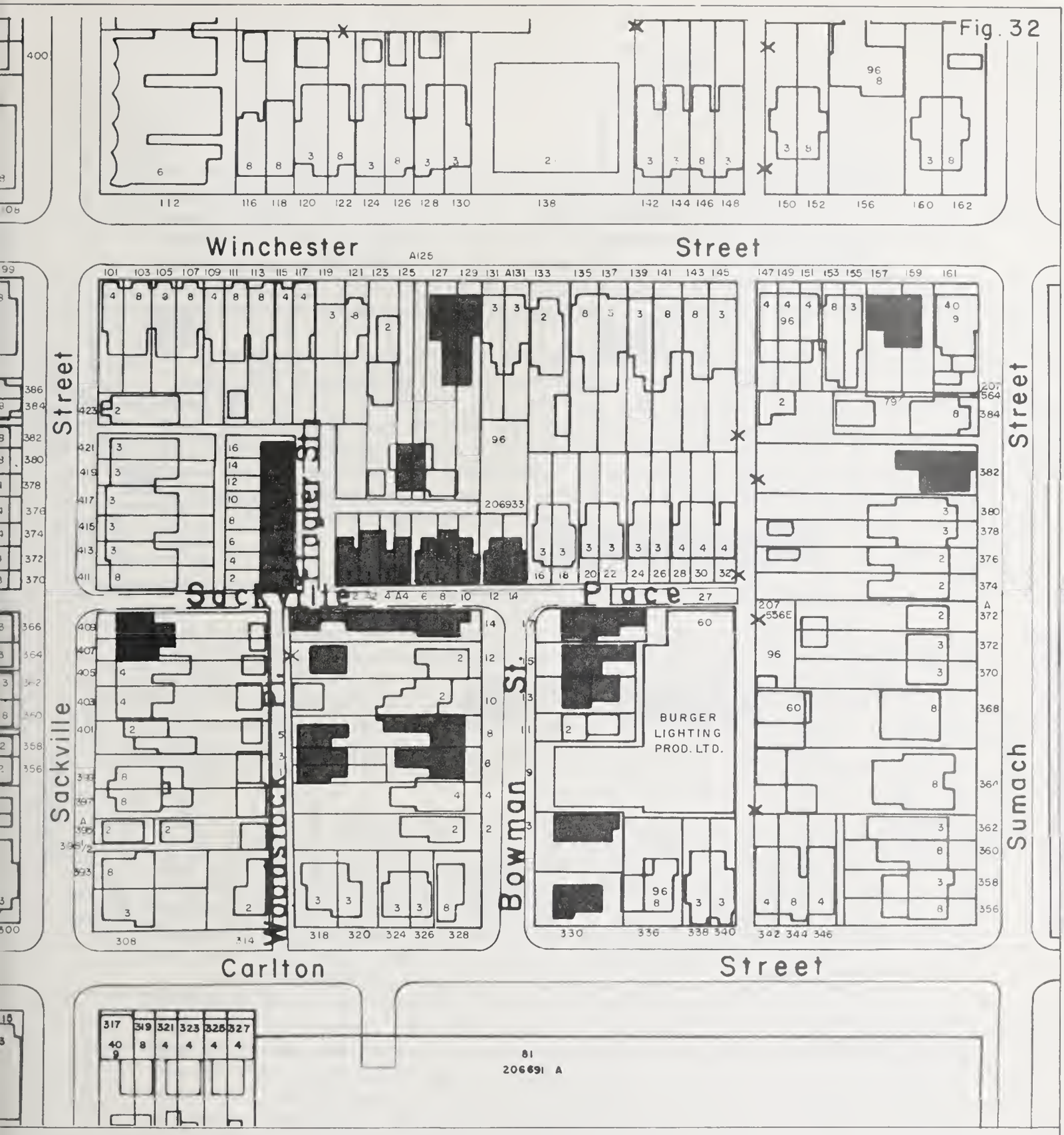
Sackville Place

Figure (32) shows the Sackville Place area which is bounded by Sackville, Winchester, Sumach and Carlton Streets. The area is completely residential except for a single retail outlet at No. 161 Winchester Street, a factory, Burger Lighting Equipment, at No. 9 Bowman Street, and a storage building at the rear of No. 368 Sumach Street. Within this area is a pocket of very poor houses concentrated at Sackville Place and Bowman Street. Most of the remaining houses are in fair and good condition, only No. 11 Bowman Street and No. 336 Carlton Street being in a borderline condition between fair and poor.

Burger Lighting Equipment is engaged in the manufacture of incandescent lamp fixtures, employing a dozen workers normally and twenty during a peak production period. The factory building

/...

Fig. 32



DON 3 PROJECT AREA

SACKVILLE PLACE

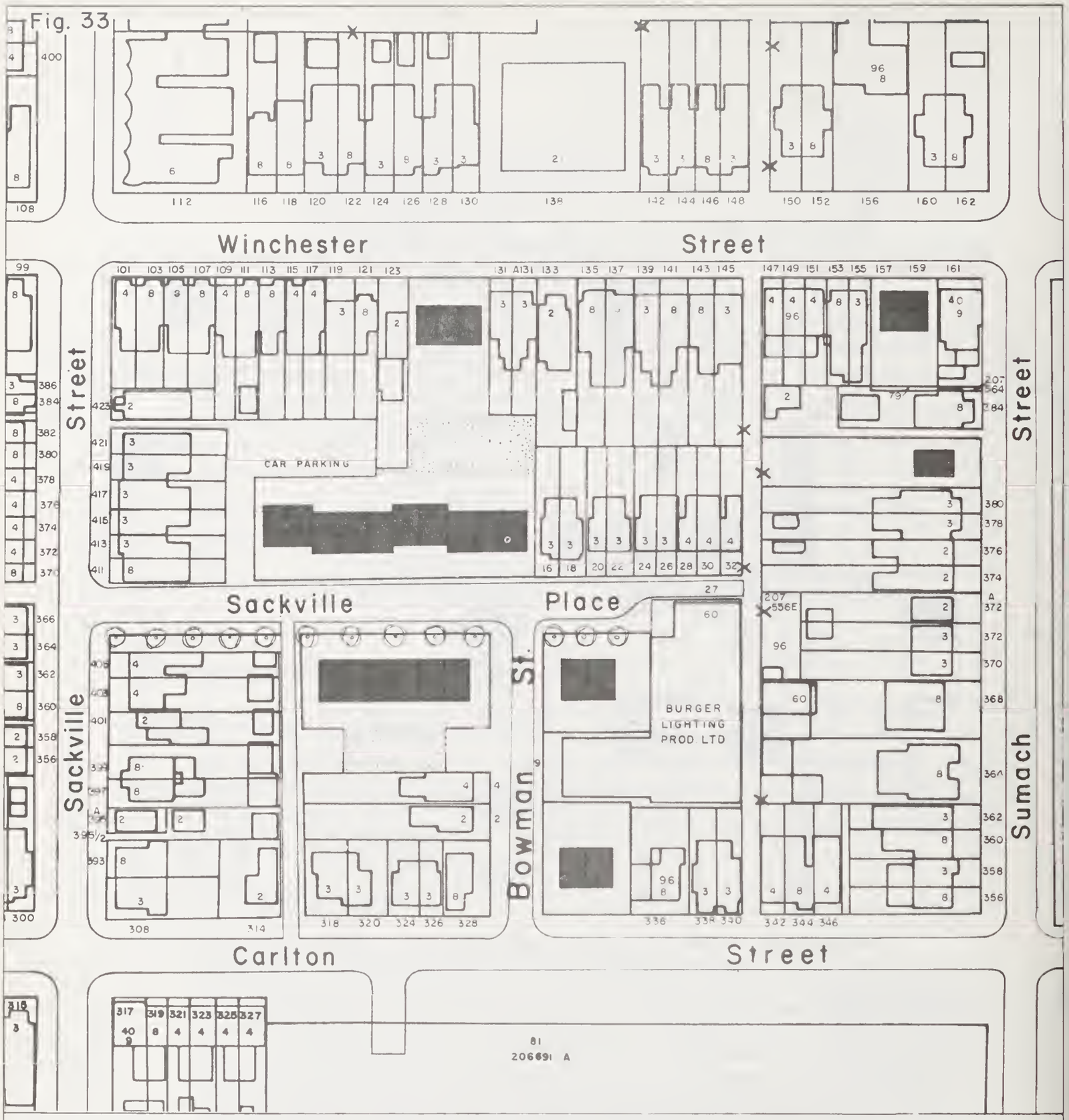
HOUSES IN POOR CONDITION

0 25' 50' 75' 100'

JANUARY 1965

CITY OF TORONTO PLANNING BOARD

Fig. 33



NEW HOUSING

DON 3 PROJECT AREA

SACKVILLE PLACE

PROPOSED REDEVELOPMENT

0 25' 50' 75' 100'

JANUARY 1965

CITY OF TORONTO PLANNING BOARD

is large and substantial and the occupant-owner firm is satisfied with the location. It has no noticeably harmful effect on the area. There is a little truck movement on the rear lane and some off-street truck delivery from Bowman Street. The factory produces no noise, dust or deleterious fumes. Should the present firm vacate the premises at some future date, the City should consider acquisition of the property and replacement by housing.

It is proposed to acquire all properties shown as poor in Figure (32) together with 2 vacant properties at the rear of Nos. 121 and 131 Winchester Street; the fair properties at Nos. 10 and 12 Bowman Street; and the fair-to-poor property at No. 11 Bowman Street. Most of these are one and two-storey frame houses in very bad condition. Twenty-one of these have entrances on Sackville Place, Woodstock Place and Flagler Street, all of which are so narrow that they hardly qualify as service lanes.

For most of these houses there is no car parking available.

Figure (33) shows the plan for the redevelopment of the area. Sackville Place is widened to forty feet with a twenty-two foot pavement up to the Burger Lighting Equipment property, and lined with trees on the south side. Future acquisition of the Burger factory would allow the street widening and landscaping to continue to the lane at the rear of Sumach Street. Flagler Street is removed and Woodstock Place serves as a service lane only.

It is proposed to demolish the buildings acquired and to re-use the land for public housing. The total area available for new housing is 63,200 sq.ft. or about 1½ acres and it is proposed to build 26 units, made up of 13 4-bedroom and 13 5-bedroom units. There is a great need for large-size family units and they could well fit into this area of existing houses. Row housing will be in keeping with these houses, an asset to the area, and will be suitable for large families. Most of the units will be in 3-storey row houses. The two units at the south-east corner of Bowman Street and Sackville Place could be the first units of a row if the Burger Lighting Equipment factory is eventually removed. Semi-detached houses are proposed for the cleared sites on Winchester and Carlton Streets and a single 3-storey, 5-bedroom house to replace the building at 382 Sumach Street.

There are about 196 persons living in the houses to be demolished. The estimated new population will be about the same.

/...

Dermott Place

Dermott Place has a right-of-way of only 14 feet. The condition of the seven houses on its west side is very poor, but varies on the east side. The northerly four houses, known as 15 to 21 Dermott Place, are good brick houses but have no backyards at all. The City of Toronto owns and rents the house at No. 287 Carlton Street. The City also owns a vacant lot of about a half-acre in the interior of the Carlton-Sackville-Spruce-Dermott block. There has been some speculation west of Dermott Place which has caused great concern in the area. Many houses on Carlton Street have been bought and have since deteriorated. Other properties were optioned in the expactancy of a profitable development. In general, the houses not specifically listed as "poor" are structurally sound. Figure (34) shows the "poor" houses and the existing land use in the area.

The Parliament Street frontage is a solid row of shops including a Power Supermarket, which utilizes part of the vacant land at the rear as a parking lot.

The Plan for the Don calls for public car parking and a neighbourhood playground in this area. Figure (35) shows the improvement plan for the area.

The following is proposed:

Acquisition of the following properties:

- Nos. 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281 Carlton Street.
- Nos. 2, 4, 6, 10, 12, 14, 16 Dermott Place.
- Part of lots Nos. 18, 20 Spruce Street.
- Interior lot No. R.255 Carlton Street.
- 2 interior lots adjacent to and south of lot R.255 Carlton Street.
- Nos. 283, 285, 291, 295, 297, 303 Carlton Street.
- No. 322 Sackville Street.
- Nos. 54, 56, R.46, R.48-50, R.50 Spruce Street.
- Nos. 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 Dermott Place.

Demolition of the seven poor dwellings on the west side of Dermott Place as well as Nos. 255-281 Carlton Street (south side only). The land should be used as a public parking lot, incorporating the existing Power car park, and having entrance and exit from Carlton Street only.

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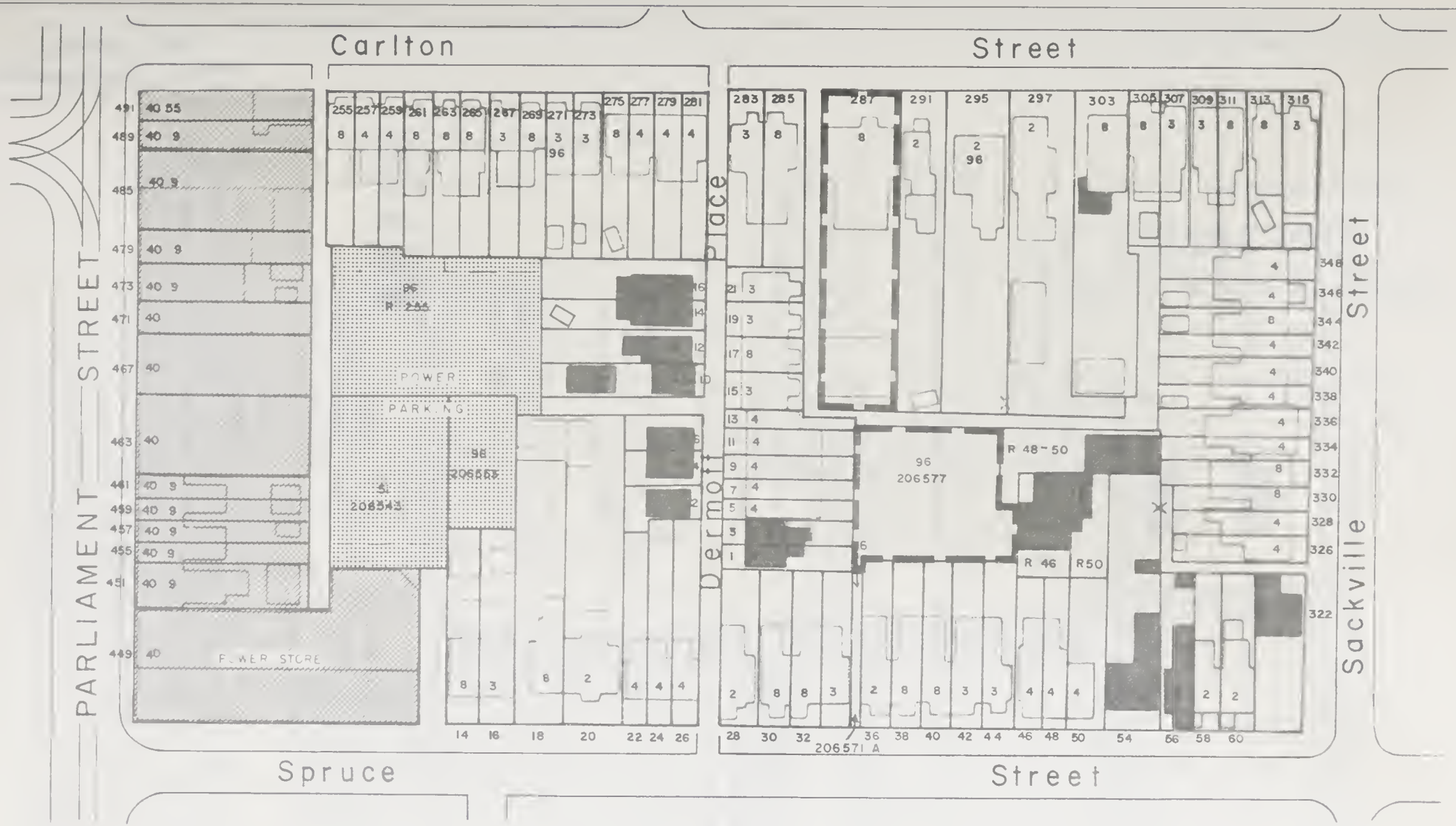


RESIDENTIAL – IN FAIR CONDITION

RESIDENTIAL – IN POOR CONDITION

COMMERCIAL

PARKING

CITY OWNED LAND

0 25' 50 75' 100'

DECEMBER 1964

DON 3 PROJECT AREA

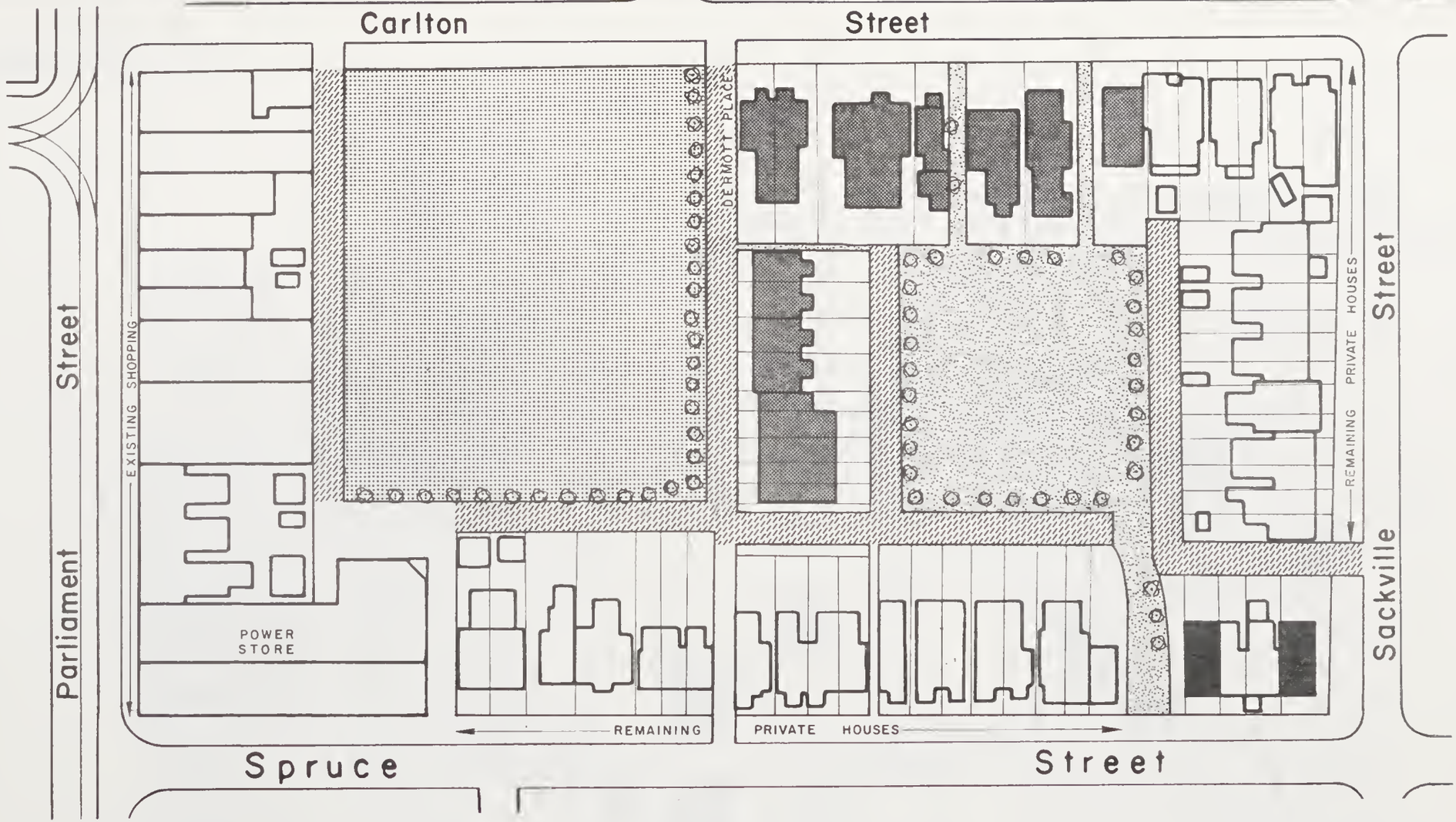
DERMOTT PLACE

EXISTING LAND USE

Fig. 34

CITY OF TORONTO PLANNING BOARD.

Fig. 35



NEW HOUSE

REHABILITATED PUBLIC HOUSING

PUBLIC CAR PARKING

PLAYGROUND

NEW OR WIDENED LANE

0 25' 50' 75' 100'

DECEMBER 1964

DON 3 PROJECT AREA

DERMOTT PLACE

PROPOSED REDEVELOPMENT

CITY OF TORONTO PLANNING BOARD

Creation of a new neighbourhood playground on the vacant and cleared lands in the middle of the block east of Dermott Place.

Improvement and re-use as public housing of the following properties:

- Nos. 283, 285, 291, 295, 297, 303 Carlton Street.
- Nos. 5, 7, 9, 11, 13, 15, 17, 19, 21 Dermott Place.

They have a useful life of over fifteen years.

Demolition of Nos. 54, 56 Spruce Street and 322 Sackville Street to be replaced by two 5-bedroom houses and entrance to playground.

The good houses at 15 to 21 Dermott Place can have common backyards and houses on Spruce Street and Dermott Place can be provided with rear access lanes.

The improvement recommended would arrest further deterioration of the area and provide public housing. At some future date, when the existing buildings are worn out, comprehensive redevelopment can be undertaken to replace the houses that would be publicly-owned.

The second stage should do the following:

(a) Extend the car parking facilities for the zoo, which is likely to be retained even after the creation of a larger zoo in another location.

A proposal to use the Spruce Court Public School grounds for parking has already been approved by the Board of Education.

(b) Improve traffic circulation and eliminate through traffic in the project area.

(c) Carry out public works improvement, such as tree planting and repairs to sidewalks and pavement.

(d) Improve the existing housing stock.

An internal survey would identify what houses cannot be economically improved and should be demolished. There are four groups of houses, marginal between "fair" and "poor", which require a detailed internal inspection before an adequate proposal may be made. These are at the following locations:

/...

The east side of Wellesley Avenue

The row houses on Alpha Avenue

The south side of Carlton Street,
east of Sumach Street

A study should be proceeding during the first stage to decide on these. The study will also consider the feasibility of expropriation of non-conforming industrial establishments which may conflict in some way with the surrounding neighbourhood. Internal inspection will list what needs to be done to those houses identified for rehabilitation.

Proposals should include improvement to the physical appearance of the area, provision of service access lanes at the rear of residential properties, and creation of parking facilities in the interior of residential blocks.

RIVERDALE 1 PROJECT AREA

SURVEY

The Project Area

The project area is about a mile east of Downtown, and is bounded by the Don River, Gerrard Street, the C.N.R. tracks and Queen Street East. This whole area coincides with Census Tract No. 114. The Census Tract and block numbers are shown in Figure (36). The Don and the C.N.R. tracks are the major boundaries on the east and the west and the area is split into four parts by two main arteries - Dundas Street East and Broadview Avenue.

Physical

(a) Land Use

Figure (37) shows the general land use and Table (12) gives the extent of the various uses in the area. The total area, not including streets and lanes, is 114.0 acres, of which residences occupy 62.4 acres or 55% of the total. The streets and lanes, including half the width of the boundary main roads, occupy 39.0 acres. Including streets, the total area is 153.0 acres.

The main concentration of retail stores and services is on Queen Street and serves a wider area in the City. Commercial services, garages, industrial offices and small industries are located along Gerrard Street, Dundas Street East and Broadview Avenue, and retail and service stores are concentrated at their main intersections. Most of the commercial buildings have residences on their upper floors.

The industrial section is located along the Don River from Dundas to Queen Streets. Steiner Street has been extended to provide some of the industries in this section with alternate access since the East Don Roadway was closed due to the construction of the "Don Valley Parkway" along the east bank of the Don River. A few smaller industries are also scattered in other parts of the area. The City-owned "Don Incinerator" is located north of Dundas Street east of the Don River. It will be renovated in the near future. The area north of the incinerator between Blackburn Street and the Don is occupied by the surface and underground transmission cables of Ontario Hydro. Both of these uses are expected to remain in their present locations for the foreseeable future.

/...

Table (12)

Land Use in Acres - 1962*

Land Use	Area Acres
Residential	62.4
Residential over Commercial	-
Commercial and Offices	13.5
Industry, Warehouse, Transportation and Utilities	14.5
Institutions, Schools and Places of Assembly	18.4
Parks	1.0
Vacant Land+	4.2
Roads and Lanes	39.0
Total	153.0

* From Data Sheet Survey, 1962, City of Toronto Planning Board.
\+ Parking lots are included in "Commercial and Offices".

Riverdale is mainly a residential area. Table No. (13) shows the types of residences in each block in the whole improvement area. There are 1,531 residential properties of all types, excluding residences over commercial properties. Of the main types, 43% are single family detached or semi-detached houses, 37% are row houses, 19% are converted detached or semi-detached houses and 1% are of other types. There is no apartment building in the area. There are 126 commercial or industrial properties with residential accommodation on their upper floors.

There are three small sitting-out parks having a total area of 1.0 acre. One of them, in the school block along Dundas Street, is owned and maintained by the Board of Education. The public school provides a centrally located playground of 3.8 acres. Riverdale Park, north of Gerrard along the east side of the Don, is near to those who live in the north-west corner of the improvement area. It is the area south of Dundas Street which is in most need of open space.

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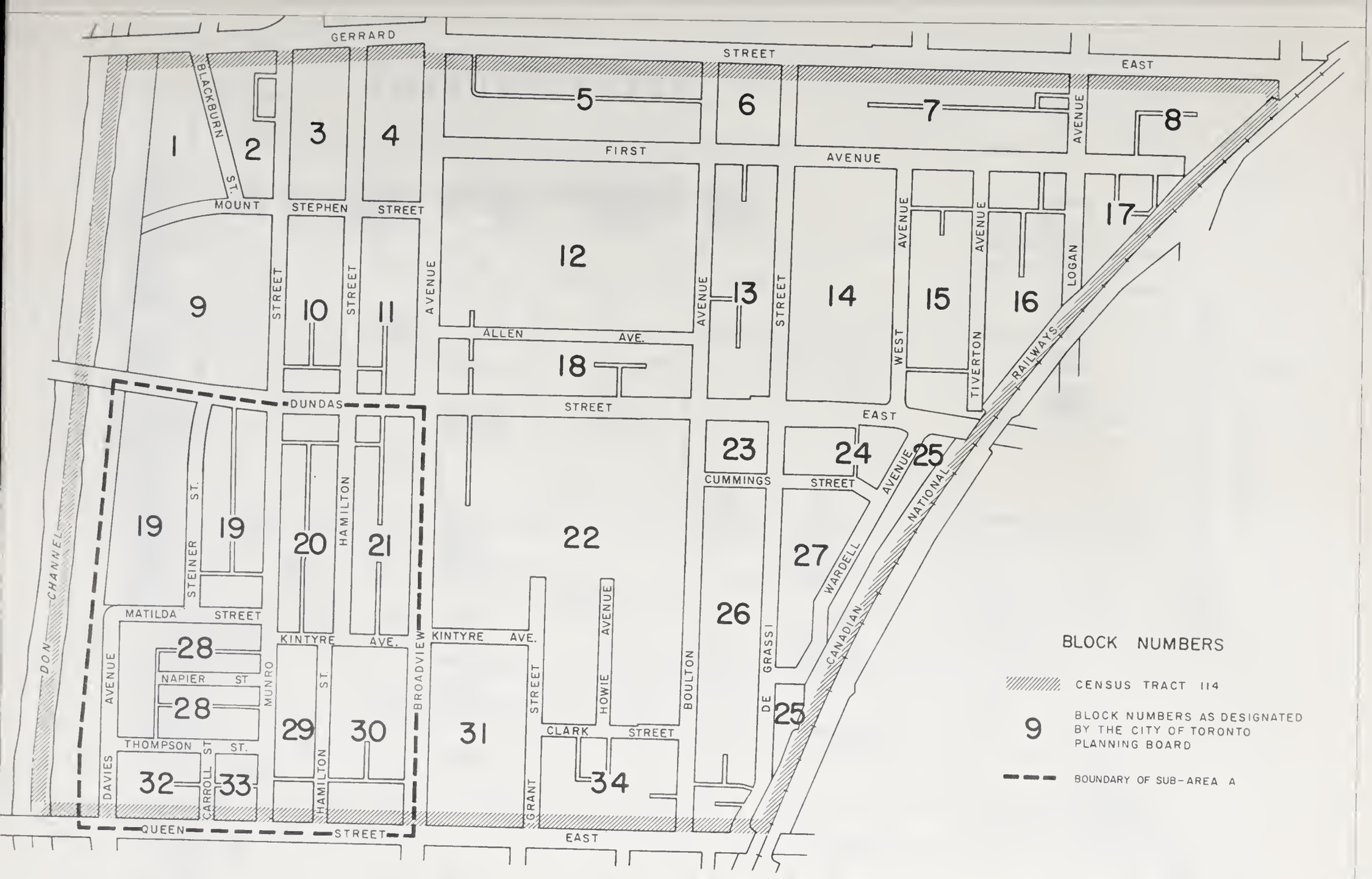
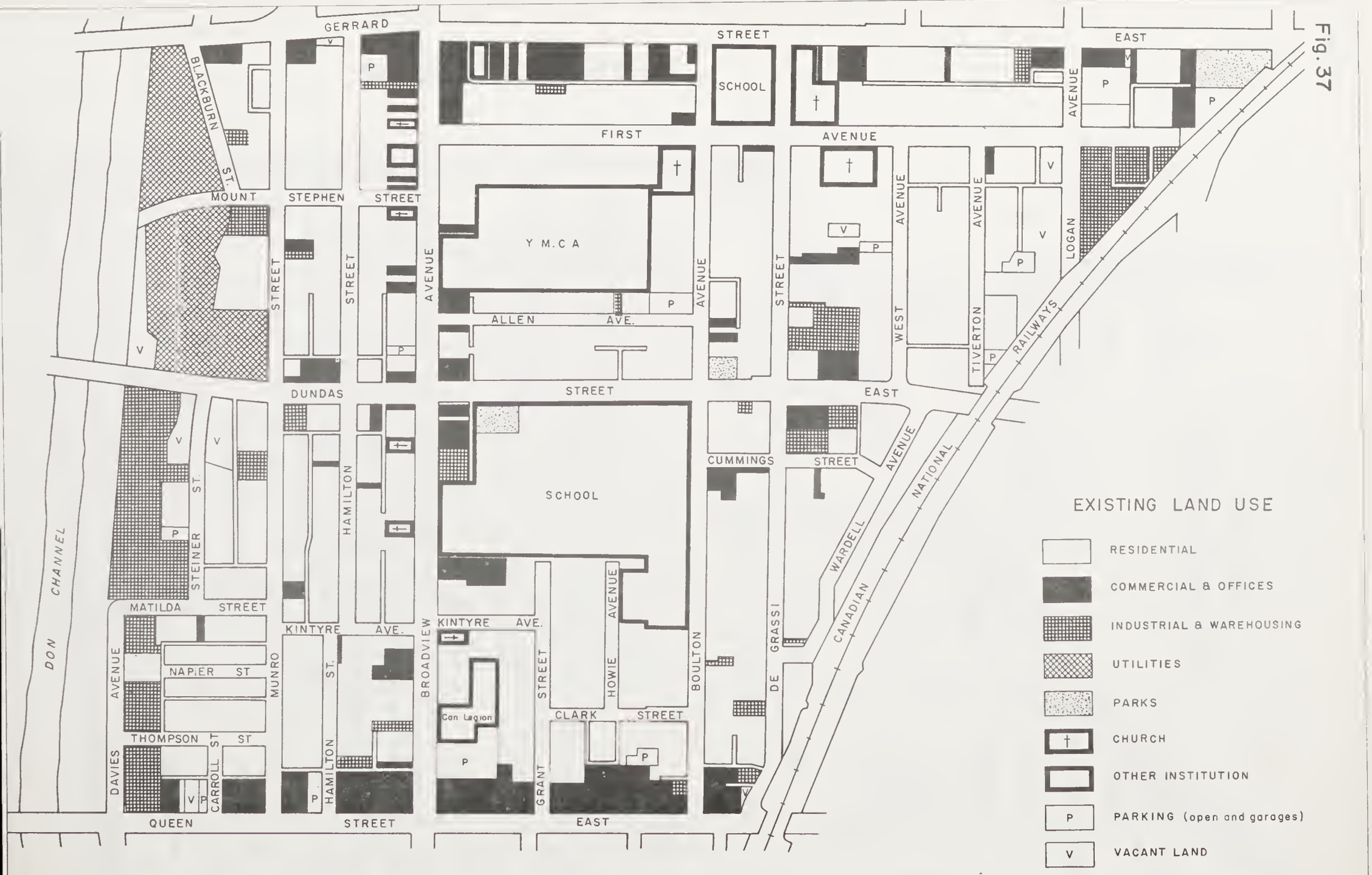


RIVERDALE 1 AREA

CITY OF TORONTO PLANNING BOARD

Fig. 36

Fig. 37



RIVERDALE 1 AREA

PROJECTS DIVISION SURVEY, OCT. 1963

CITY OF TORONTO PLANNING BOARD

Table (13)

Types of Residences in Riverdale*

Block No.	Single Family Detached or Semi-Detached	Row House	Duplex, Triplex, up to Fiveplex	Converted Detached or Semi-Detached	Office in Residence, Rooming House or Nursing Home	Total	Residences over Commercial
1	-	-	-	-	-	-	-
2	20	17	1	3	-	41	-
3	14	26	-	4	-	44	-
4	15	7	-	4	-	26	8
5	27	16	-	14	-	57	29
6	-	-	-	-	-	-	-
7	22	30	1	20	-	73	11
8	13	10	-	-	-	24	8
9	2	10	-	-	-	12	-
10	29	20	-	4	-	53	1
11	33	5	2	7	1	48	2
12	47	21	-	19	1	88	5
13	25	41	-	11	-	77	2
14	31	17	-	15	-	63	-
15	30	30	-	21	-	81	-
16	14	19	-	3	-	36	1
17	-	-	-	-	-	-	-
18	31	30	-	19	-	80	4
19	32	12	1	5	-	50	-
20	16	44	-	13	-	73	1
21	34	20	-	14	-	68	4
22	60	18	1	24	-	103	8
23	12	1	-	4	-	17	-
24	5	3	1	5	-	14	-
25	-	-	-	-	-	-	-
26	21	30	1	31	2	85	7
27	32	22	-	9	-	63	1
28	12	64	-	7	-	83	-
29	28	12	-	2	-	42	3
30	17	8	-	6	-	31	6
31	20	19	-	8	-	47	15
32	2	7	-	2	-	11	2
33	1	5	-	5	-	11	-
34	14	8	-	8	-	30	8
Total	659 43%	572 37%	8 0.5%	288 19%	4 -	1,531 100%	126

* From Data Sheet Survey, City of Toronto Planning Board, 1962.

(b) Building Condition

(i) Residential Buildings

The condition of residential buildings, according to an external survey of October, 1963 is given in Table No. (14) and Figure (39).

Table (14)

Residential Building Condition*

Condition	Number	Percent	Lot Area
Good	7	0.5	0.8 acres
Fair	1,231	80.0	51.0 "
Poor	293	19.5	10.6 "
Total	1,531	100.0	62.4 acres

* Residences over commercial buildings are not included in this table.

The "fair" category is the largest, comprising 80% of the houses in the improvement area. Poor housing, generally, is concentrated in the western section, along and west of Munro Street. The most blighted section is south of Dundas around Napier Street near the industrial area. Allen Street, south of the Y.M.C.A., is another blighted street. In the south-east section of the improvement area the incidence of scattered poor housing is also high. There are very few houses in good condition. The comparison of census figures shows that the percentage of dwelling units in need of major repairs has decreased from 14.5% in 1951 to 10% in 1961.

The home ownership data given in the Assessment Rolls of 1960 shows that 67% of residential buildings were owner-occupied in 1960. The census figures show that the percentage of owner-occupied dwellings has increased, though slightly, from 63% in 1951 to 67% in 1961.

(ii) Non-Residential Buildings

Table No. (15) and Figure (40) show the condition of non-residential buildings.

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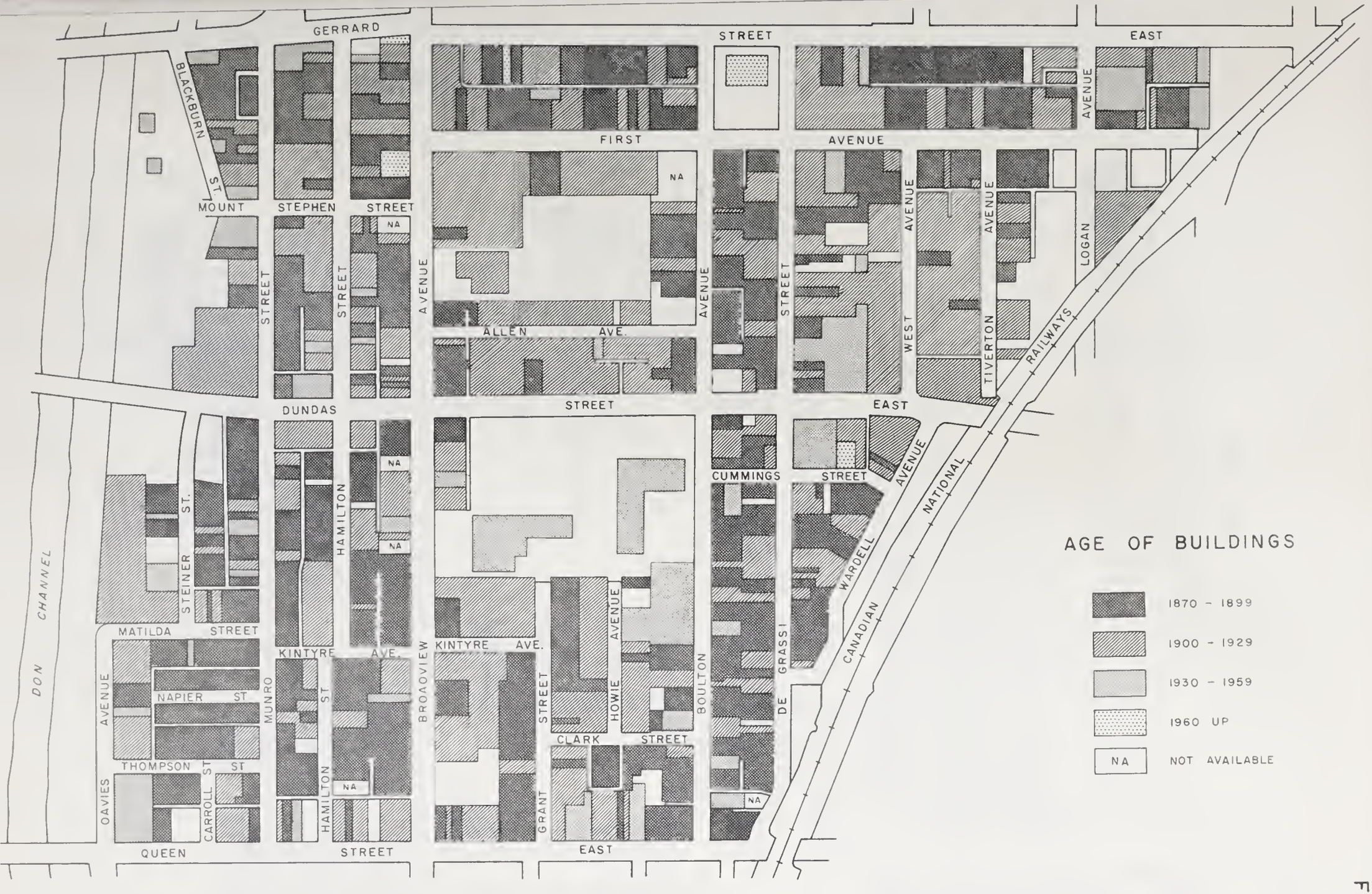

RIVERDALE 1 AREA

Fig. 38

CITY OF TORONTO PLANNING BOARD

Fig. 39

RIVERDALE 1 AREA

CITY OF TORONTO PLANNING BOARD

Table (15)

Non-Residential Building Condition*

Condition	Number	Percent	Lot Area
Good	13	5.0	10.6 acres
Fair	231	84.0	34.6 "
Poor	31	11.0	1.2 "
Total	275	100.0	46.4 acres

* All the commercial buildings which have residences on their upper floors have been counted as commercial buildings only.

Generally, the non-residential buildings are in better condition than the residential ones. The "fair" category makes up 84% of the total and the "poor" 11%, as compared with the residential buildings - 80% and 19.5%, respectively.

(c) Appearance

Some of the observed features in the Riverdale area are as follows:-

Streets drab in appearance.

Dirty backyards, cluttered with junk.

Wooden shacks used as garages are in very poor condition.

Un-tended frontyards. Some of the houses are badly in need of paint and minor repairs.

Poor and messy appearance at the back of Queen Street commercial properties.

Sidewalks and pavements in the north-west portion of the improvement area need repairs.

/...

Some of the important buildings in the Riverdale area are:-

Eastdale Vocational School

Queen Alexandra and Dundas Public Schools

St. Ann's Separate School

New building of the Bank of Nova Scotia at the north-east corner of Queen and Grant Streets

Broadview Y.M.C.A.

(d) Circulation

Figure (41) shows the existing streets and Figures (42) and (43) show the A.M. and P.M. Peak Hour Traffic Flow, respectively. Gerrard, Dundas and Queen Streets East are the main east-west arteries passing through the Riverdale Area. Broadview Avenue is the chief north-south artery. Logan Avenue, an important north-south artery, just cuts the eastern tip of the area. At present, Dundas Street has the heaviest volume of through traffic and it is anticipated that it will increase in the future. When the Gardiner Expressway is completed it will divert much of the east-west through traffic in the area.

Of the local streets, Munro-Hamilton and Boulton-De Grassi are one-way pairs. Steiner Street has been extended to connect with Dundas Street to provide a new access to those industries which had their original access cut off by the newly constructed Don Valley Parkway.

(e) Services

Local sewers within area 1 are carrying combined flow. They are operating above their capacity and relief must be provided by a system of road sewers which can be connected to the following outlets:

(1) Broadview Avenue road sewer, constructed in 1963. Provision was made for road sewer connections.

(2) Matilda Street - Kintyre Avenue.
Storm trunk sewer with adequate capacity to accommodate additional storm flow.

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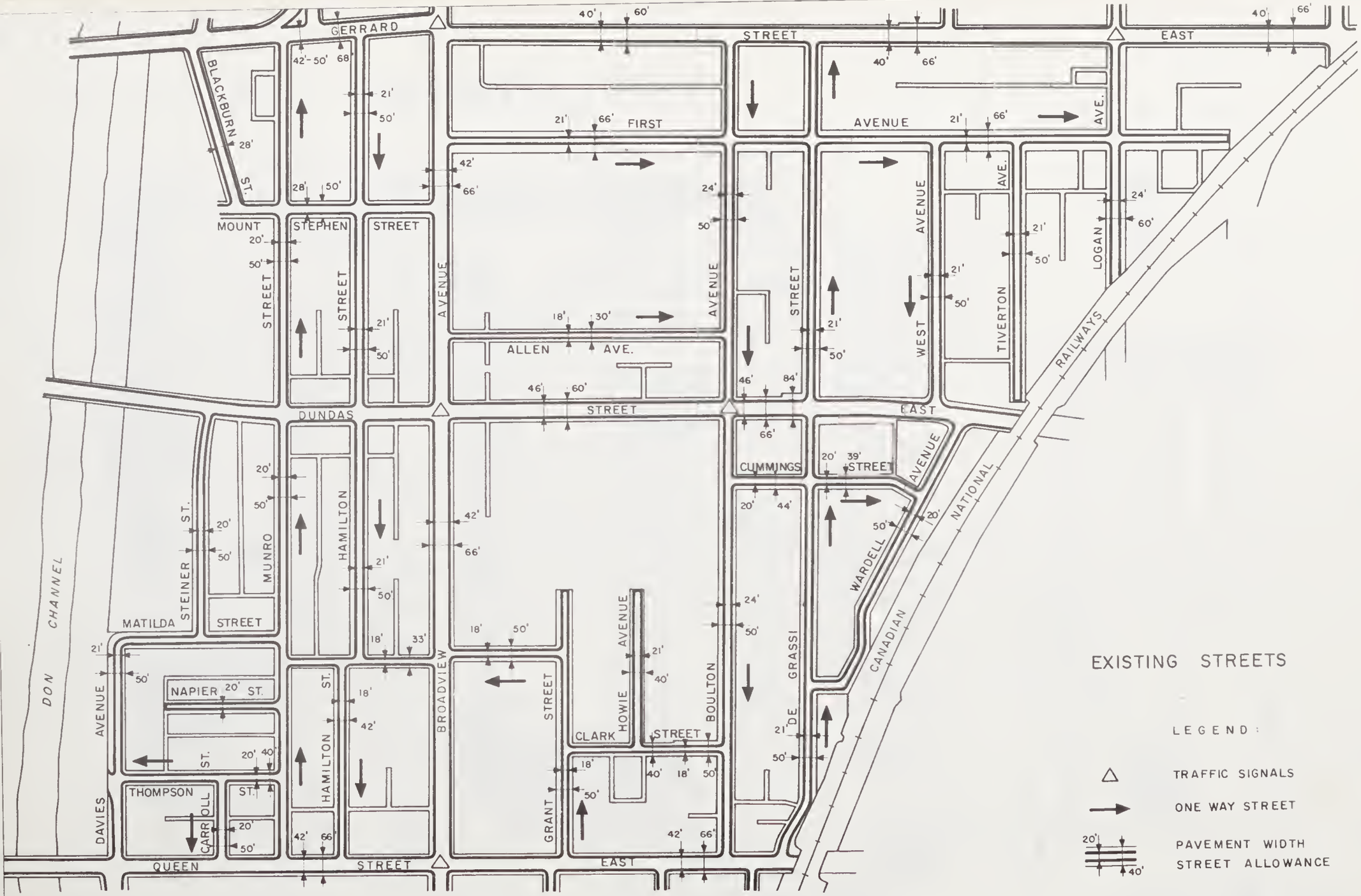
RIVERDALE 1 AREA

CITY OF TORONTO PLANNING BOARD

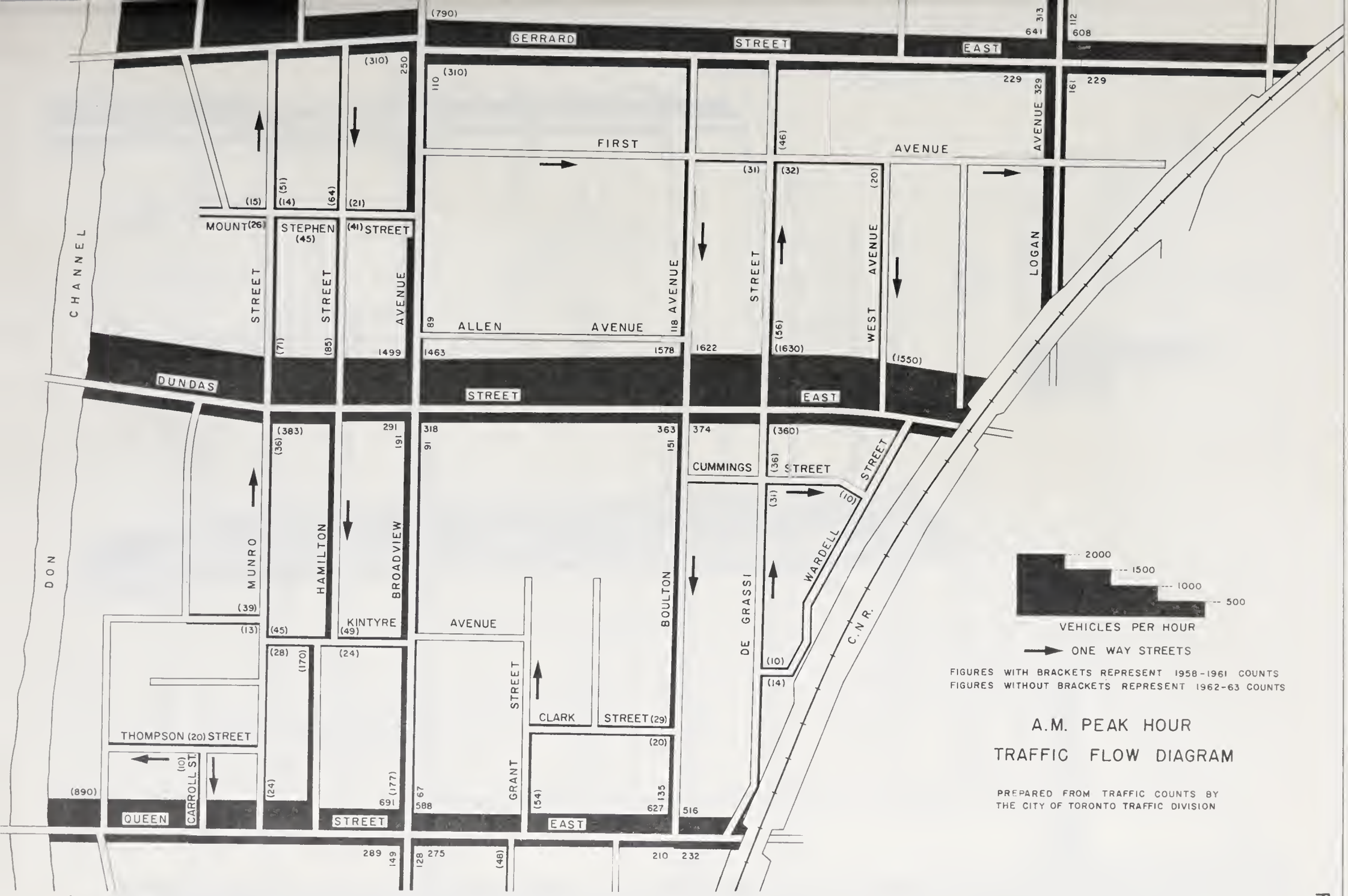
Fig. 40

Fig. 41



RIVERDALE 1 AREA

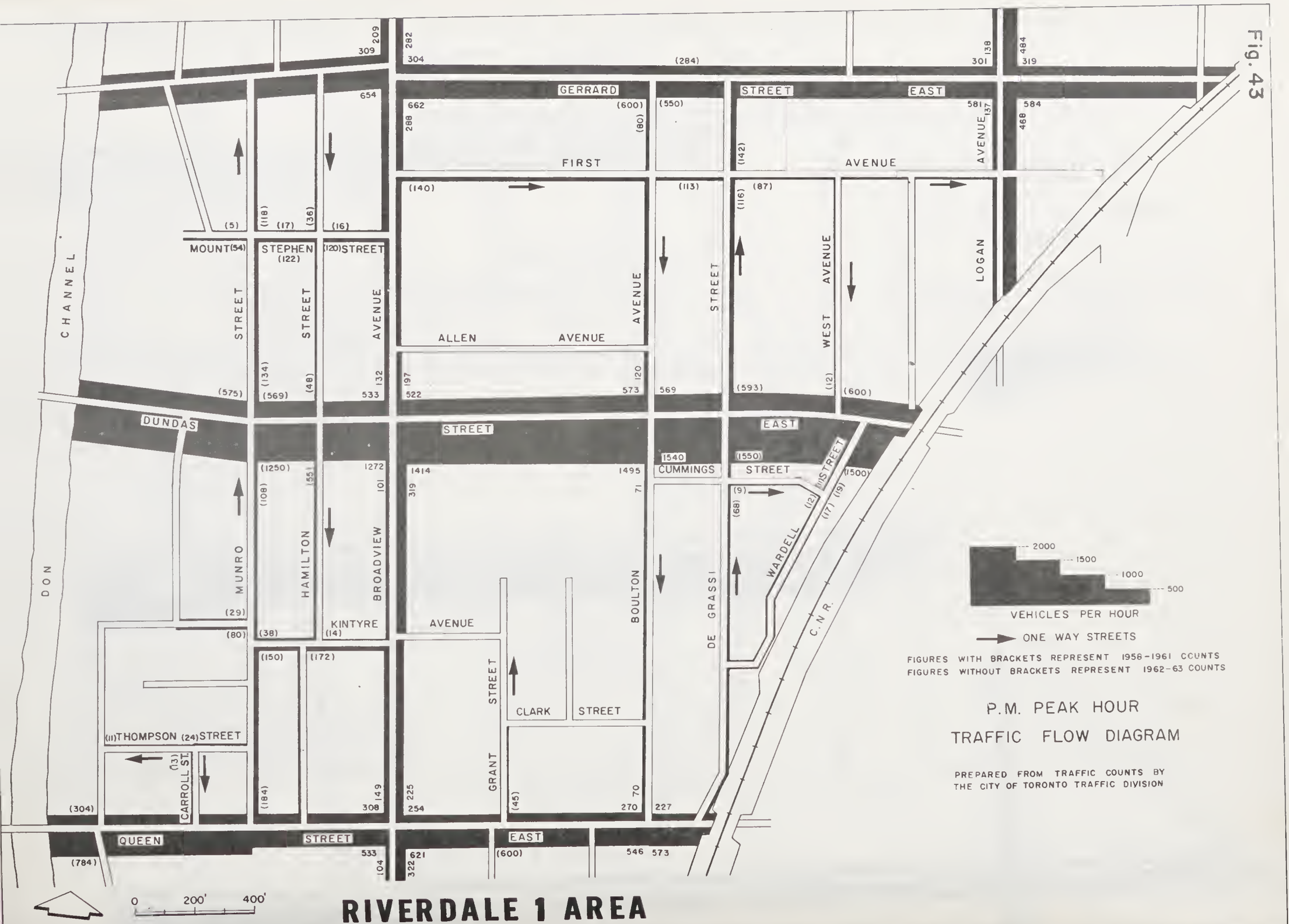
CITY OF TORONTO PLANNING BOARD



RIVERDALE 1 AREA

Fig. 42

CITY OF TORONTO PLANNING BOARD



CITY OF TORONTO PLANNING BOARD

Social

(a) Population

The population of the area in 1961 was as follows:-

Total population	-	8,665 persons
Family Persons	-	7,973 persons (Approx.) or 92.0%
Non-family 15 years and over	-	692 persons (Approx.) or 8.0%
Number of families	-	1,976 families
Average number of persons per family	-	3.7

Table No. (16) shows the 1961 population by block.

Table (16)

Riverdale Population by Block
D.B.S. Census 1961

Block No.	(persons) Population	Block No.	(persons) Population
1	-	18	475
2	183	19	277
3	179	20	423
4	152	21	368
5	415	22	709
6	-	23	89
7	426	24	79
8	144	25	-
9	79	26	568
10	227	27	286
11	252	28	395
12	505	29	236
13	349	30	173
14	346	31	324
15	390	32	83
16	238	33	58
17	38	34	199
		Total	8,665

/...

Table (17)

Family Composition of Riverdale and Selected Inner Areas of the City of Toronto D.B.S. Census 1961

Characteristics	Census Tracts 47,59,61,99 & 101		Riverdale	
	Number	%	Number	%
Families with:				
0 children	1,966	36	609	31
1-2 "	2,396	44	809	41
3-4 "	847	16	380	19
5 + "	237	4	178	9
Total number of Families	5,446	100	1,976	100

Table No. (17) shows the family composition in 1961 in Riverdale and compares it with other inner areas of the City. In Riverdale, the percentage of children, 0 to 19 years of age, is 40%. In the inner areas, the average of the same age group is 29% and for the whole City is also 29%. The percentage for Metro is 35%. The population of children 0 to 19 years of age living in the area is as follows:-

0- 4 years	-	1,030
5-14 "	-	1,874
15-19 "	-	592
		3,496 (40% of the total population)

The total area in residential use in Riverdale is 62.4 acres, occupied by about 8,065 persons. The net residential density* is 129 persons per acre. If the 600 persons living on the upper floors of the commercial properties are added to the above population, the net residential density would be 139 persons per acre.

The Riverdale area was originally predominantly occupied by people of British origin. Over the years, their percentage has declined from 73% in 1951 to 59% in 1961. People from other European countries had a combined increase of 15% in the same period (from 20% to 35%).

/...

* Total population divided by total area in residential use only. Excludes roads.

In 1951, the total population of the area was 9,742 persons. In 1956, it fell to 9,092 and in 1961 it fell further to 8,665 persons. The total decrease in the ten-year period, 1951 to 1961, was 1,077 persons. The percentage of children, 0 to 19 years of age group, was 33% in 1951, 35% in 1956 and 40% in 1961. For further comparison, data from the 1951 and 1961 Censuses are given below:

	1951 Census	1961 Census	Change
Number of occupied dwellings	1,868	1,750	- 118
Number of families	2,536	1,976	- 560
Persons per family	3.3	3.7	+ 0.4
Persons per household	5.2	4.8	- 0.4
Persons per room	0.9	0.8	- 0.1
Percentage of single persons 15 years and over	8.0%	8.0%	-

The above shows that the decrease in the number of families is much greater than that of dwelling units. Not only the former residents of houses now demolished, but others have also left the area. The Riverdale area now has more children and larger families. It is still overcrowded but not as much as before.

Since 1959, about 69 houses and a few commercial buildings have been removed to provide:

Extension to the public and separate schools

Widening of Logan Avenue

Three small sitting-out parks

In addition, a new building for a vocational school at Gerrard and Boulton Streets, and an industrial building of the Pyrene Manufacturing Co. Ltd. near Dundas and the Don River have recently been constructed.

In 1959-60, the Planning Board made its first building condition survey in the Riverdale area. Of the 69 houses which have been removed since then, 42 were in fair and 27 in poor condition. The comparison of the 1959-60 and 1963 building condition surveys shows that the general area east of Broadview Avenue and especially the north-east section has witnessed some noticeable improvements made to some houses. Only Allen Avenue, north of Dundas Street, which had many houses in poor condition,

/...

does not show any sign of improvement. The area west of Broadview Avenue, particularly along Munro Street and west of Munro around Napier Street, which had many concentrations of poor houses, has further deteriorated over the years.

(b) Schools

Two primary public schools are centrally located in the area. These are:-

Dundas Street Public School - Junior Primary:

Grades	- Junior and Senior Kindergarten and up to Grade 6
Age Group	- 4-12 years
Design Capacity	- 1,180 pupils
Enrolment, September, 1963	- 1,202 "
Playground, Sq.Ft./pupil	- 97
Built	- 1917
Additions	- 1956, 61

No plans for expansion, expected enrolment in 1967 is 1,078 pupils.

Queen Alexandra Public School - Senior Primary:

Grades	- Grades 7 and 8
Age Group	- 13-14 years
Design Capacity	- 545 pupils
Enrolment, September, 1963	- 561 "
Playground, Sq.Ft./pupil	- 97
Built	- 1956
Additions	- None

Common playground with Dundas School.
No plans for expansion, expected enrolment in 1967 is 647 pupils.

Other schools located in the Riverdale area are:-

Eastdale Vocational School:

Age Group	- 13 years and over
Design Capacity	- 288 pupils
Enrolment, September, 1963	- 293 "
Playground, Sq.Ft./pupil	- 105
Built	- 1963

This school caters to the whole city. There are no plans for expansion and no enrolment forecast has been made.

/...

St. Ann's Separate School:

Grades	- Kindergarten and up to Grade 8
Enrolment, September, 1963	- 734 pupils
Built	- 1900

Elementary school children from the north-east corner of the area go to Pape Avenue Public School (Junior) which is located outside of the area. The 1963 enrolment in the above schools from the Riverdale area is as follows:-

Dundas Street Public School	1,038	
Queen Alexandra Public School	244	
Pape Avenue Public School	36	
Total of Public Elementary Schools		1,318
St. Ann's Separate School		385
Total of Elementary Schools		1,703

(c) Overcrowding

Table No. (18) shows the Planning Board Survey of overcrowded residential buildings in each block, not including residences over commercial buildings. According to the D.B.S. standard of one person to a room, the Riverdale area has about 20% overcrowded houses. By the City by-law standard of 1.5 persons per room, which is very low, there are only 4% houses which are overcrowded. The overall persons to rooms ratio is about 0.8.

Residences over commercial properties have approximately 600 persons living in about 325 rooms, giving a ratio of 1.8 persons to a room. It would appear that most of these residences are overcrowded.

The Census of 1961 shows that the improvement area has 430 crowded dwellings of all types or 25% out of a total of 1,750 occupied dwellings. This is as much overcrowding as in any of the inner areas of the City. The average overcrowding at one person to a room in the inner areas (Census Tracts 47, 59, 61, 99 and 101) is 23% of all dwellings. The Planning Board's study on "Priorities for Urban Renewal Study Areas" reported that 22% dwellings were overcrowded in all study areas. If these figures are compared with the whole City, 12.5% crowded dwellings, and with Metro, 9.8%, Riverdale is an overcrowded area.

/...

Table (18)

Overcrowded Residential Buildings in Riverdale

Block No.	Total No. of Residential Buildings	OVERCROWDED BUILDINGS			
		More than one person to a room		More than 1.5 persons to a room	
		Number	%	Number	%
1	-	-	-	-	-
2	41	9	22.0	2	5.0
3	44	6	13.5	1	2.5
4	26	4	15.5	-	-
5	57	5	9.0	-	-
6	-	-	-	-	-
7	73	15	20.0	2	5.0
8	24	3	12.5	-	-
9	12	4	33.5	-	-
10	53	7	13.0	-	-
11	48	4	8.5	1	2.5
12	88	21	24.0	5	12.0
13	77	16	21.0	4	10.0
14	63	11	17.5	3	7.0
15	81	13	16.0	1	2.5
16	36	6	16.5	1	2.5
17	-	-	-	-	-
18	80	18	22.5	6	14.5
19	50	11	22.0	2	5.0
20	73	17	23.0	7	17.0
21	68	10	14.5	2	5.0
22	103	27	26.0	9	22.0
23	17	2	12.0	-	-
24	14	2	14.0	-	-
25	-	-	-	-	-
26	85	20	23.5	4	10.0
27	63	19	30.0	1	2.5
28	83	23	28.0	7	17.0
29	42	12	29.0	3	7.0
30	31	4	13.0	2	5.0
31	47	4	8.5	1	2.5
32	11	5	48.5	1	2.5
33	11	4	36.0	-	-
34	30	8	26.5	2	5.0
Total	1,531	243	20.5	67	4.4

Source: City of Toronto Planning Board Data Sheet Survey, 1962.

Note: Residences over Commercial properties are not included.

(d) Income and Job Characteristics

The figures of the labour force and major types of occupations in the Riverdale area are given in Table No. (19).

Table (19)

Labour Force and Major Types of Occupations in Riverdale

Characteristics	Male	%	Female	%	Total	%
Population, 15 years & over	2,991	-	2,770	-	5,761	-
Labour force*	2,386	80.0	1,109	40.0	3,495	60.0
Looking for job	182	7.6	47	4.2	229	6.5
Major types of occupation:						
Clerical	246	10.0	302	27.0	548	16.0
Service & Recreation	355	15.0	354	32.0	709	20.0
Transport & Communication	348	14.5	19	1.7	367	10.5
Craftsmen, Production process & related workers	900	38.0	292	26.0	1,192	34.0
Labourers	215	9.0	18	1.6	233	6.6
Others	322	13.5	124	11.0	446	13.0
Total	2,386		1,109		3,495	

Source: D.B.S. Census, 1961.
* Includes all persons, 15 years of age and over, reported as having a job of any kind, or as looking for work during week prior to enumeration.

The average wages and salaries per head and per family in the improvement area was $3,194 and $4,107, respectively in 1961. These wages and salaries are compared with other inner areas of the City in Table No. (20).

Income in the Riverdale area is a little higher than for other inner areas of the City. If compared with the average income of the whole City (per head $3,846, per family $4,972) and with Metro (per head $4,729, per family $5,831), Riverdale is a low income area.

/...

Table (20)

Comparison of Wages and Salaries in Riverdale with Other Areas

	CENSUS TRACT					
	114	47	59	61	99	101
	River-dale $	Gore-Vale $	Kensing-ton Mkt. $	Alexan-dra Park $	Don Area $	Don Area $
Average Wages & Salaries per Head	3,194	2,796	2,476	2,678	2,802	2,688
Average Wages & Salaries per Family	4,107	3,636	3,140	3,495	3,581	3,385

Zoning and Non-Conforming Uses

Existing zoning and the types and locations of non-conforming uses are shown in Figure (44). There are some non-conforming residential pockets of poor housing in industrial areas. Some objectionable industries and warehouses are located near Dundas East and De Grassi.

Assessment

The total assessment of buildings and lands in the improvement area is $12,216,000 and their approximate market value is $48,826,500. The total assessment of all the residential properties, excluding residences over commercial properties, is $4,242,880 and that of residential properties in poor condition is $575,000.

GENERAL PLAN OF THE RIVERDALE 1 AREA

Land Use and Circulation

The area possesses a neighbourhood identity which should be preserved. It also has a recognizable structure with the following features:

Strong boundaries - the railway, the Don Valley, Queen and Gerrard Streets.

Bisection by two major arteries - Dundas Street and Broadview Avenue.

A concentration of industry at the west boundary.

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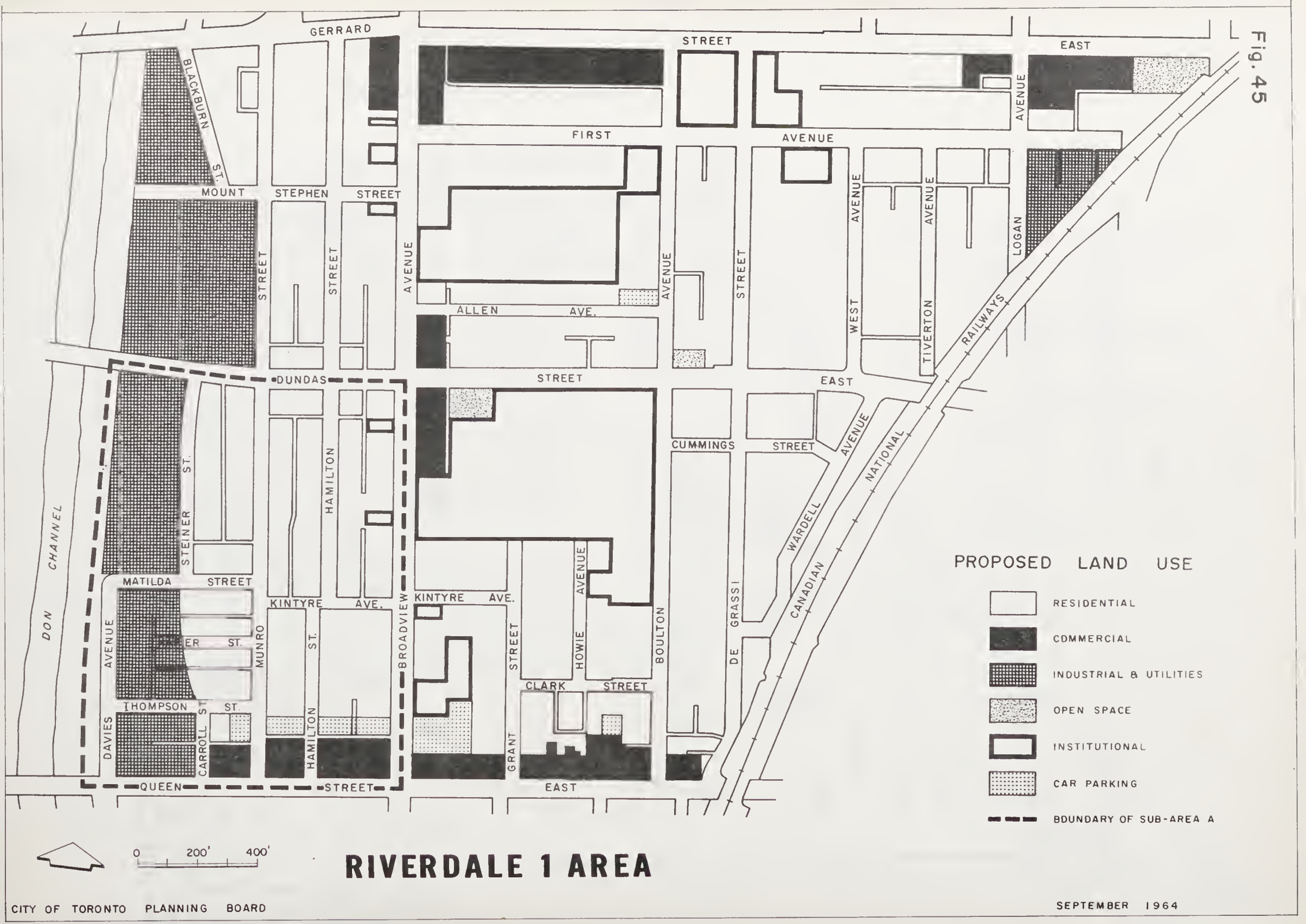
RIVERDALE 1 AREA

CITY OF TORONTO PLANNING BOARD

Fig.44

Fig. 45



RIVERDALE 1 AREA

CITY OF TORONTO PLANNING BOARD

SEPTEMBER 1964

Lively shopping on Queen Street.

Large institutional uses at the centre, surrounded by residential uses.

The structure, while recognizable, has two weaknesses:

(a) A lack of clarity in the differentiation of the various uses.

(b) A lack of cohesion in the street system.

Figure (45) shows the proposed land use. All land west of Steiner to the Don Valley Parkway is shown industrial. North of Dundas Street, the band west of Munro and Blackburn Streets will continue to be used by public utilities. A triangular piece of land bounded by First and Logan Avenues and the railway tracks, now used as a lumber yard, can be retained in industrial use.

The main shopping strip along Queen Street is retained, as well as the small retail section at the Dundas Street and Broadview Avenue intersection. Existing zoning on Gerrard Street is C.1 V.1 which permits retail uses. Indications are that the demand for commercial use here is not great enough to warrant the present zoning so the land use plan proposes a cut-back on the commercial zoning. Existing institutional and open space uses are retained.

Improvements to the street system within Sub-area A, the Napier quadrant, are incorporated in the plan for the sub-area. The street system for the remainder of the whole Riverdale 1 Project Area will be presented at a future date when proposals for the rest of the area are being put forward. At that time consideration should be given to: the possible closing of Wardell Avenue at Dundas, the closing of De Grassi at Queen, widening Boulton Avenue and making it two-way, and converting De Grassi and Cummings Streets to two-way.

Both clearance and rehabilitation in the remainder of the area will also be considered at a future date. Some clearance will no doubt be required but in general, the remaining residential areas will be the subject of a rehabilitation programme.

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RIVERDALE 1 PROJECT AREA, SUB-AREA A
NAPIER PLACE

BACKGROUND

Sub-area A is located in the south-west corner of the Riverdale 1 Project Area. It is bounded by Dundas Street East, Broadview Avenue, Queen Street East and the Don Valley Parkway.

Land Use

The total area of various uses is given in Table (21).

Table (21)

Land Use - 1962*

Use	No. of Properties	Area	
		Sq.Ft.	Acres
Residential	369	585,000	13.4
Commercial and Offices	30	118,400	2.7
Industry and Warehouses	14	199,000	4.6
Institutions	2	8,800	0.2
Vacant Land: Private	4	13,700	0.3
Public (City)	1	24,000	0.6
	420	948,900	21.8
Area of streets and lanes, excluding the surrounding streets	-	275,000	6.3
Total		1,223,900	28.1

* From Data Sheet Survey, 1962, City of Toronto Planning Board.

Building Condition

The condition of buildings in various uses is given in Table (22).

The condition of commercial and industrial properties is generally fair. The residential properties in poor condition are concentrated mainly on and west of Munro Street.

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Table (22)

Building Condition*

Use	Condition			Total
	Good	Fair	Poor	
Residential	-	226	143	369
Commercial and Offices	2	22	6	30
Industry and Warehouse	-	14	-	14
Institutions	-	2	-	2
Total	2	264	149	415

* Survey by City of Toronto Planning Board, October, 1963.

Population

Total population of the Sub-area A - 2,013 persons (D.B.S. Census 1961)

Estimated number of children 0-19 years of age - 805 or 40%

Estimated number of non-family persons 15 years and over - 160 or 8%

Services

Figure (46) shows the services in the sub-area. These are all old pipes that will eventually have to be replaced. They are working at full capacity now but they will be able to cope with the proposed redevelopment because the final population is estimated to be less than the existing.

It is possible to abandon the relief storm sewer on Munro Street. Pipes on Napier Street may be removed but the main storm trunk sewer on Matilda-Kintyre must stay and may not be over-built.

PLAN

Acquisition and Clearance

Clearance and rehabilitation areas are shown in Figure (48). Almost all the poor houses in the sub-area are substandard and past the point where it would be economically feasible to repair them. In the vicinity of Munro Street, the poor houses are so extensive that they have been grouped into a wider clearance area

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which occasionally includes some properties in fair condition. Some acquisition and clearance are also required for improvements to the street system and for a parking lot.

Much of the Munro-Kintyre-Hamilton block is recommended for clearance even though many of the properties in it are listed as "fair". In fact, only Nos. 44, 48, 50 and 52 Hamilton Street are in sound enough condition to warrant repairs. The interior of No. 52 has recently been gutted by fire and must be completely re-built. This row of houses can be retained.

The other "fair" properties in the block are of frame structure with brick veneer on their fronts only. They have wooden sills, poor foundations and are not well maintained. They are really marginal between "fair" and "poor". It would not seem economically feasible to repair these marginal properties and they should be cleared.

Nos. 11 to 21 Carroll Street comprise a row of "fair" houses in good maintenance which can be retained. The remaining "fair" properties are similar to the marginal properties in the Munro-Kintyre-Hamilton block mentioned above and are recommended for clearance.

The total amount of clearance is given in Table (23).

Table (23)

Number of Properties to be Acquired and Cleared, Assessment, and Lot Area

Use	Number of Properties	Assessment Land and Bldgs.	Lot Area Sq.Ft.
Residences	234	$493,162	362,800 (8.4 acres)
Commercial, Stores, & Industries	11	95,930	39,300 (0.9 acres)
Vacant Land	4	5,000	32,200 (0.7 acres)
Total	249	$594,092	434,300 (10.0 acres)

The area of streets and lanes to be closed is 113,200 sq.ft. or 2.6 acres, which, added to the area of acquired properties makes a total of 547,500 sq.ft. or 12.6 acres.

Clearance will displace about 1,200 persons occupying 278 dwelling units.

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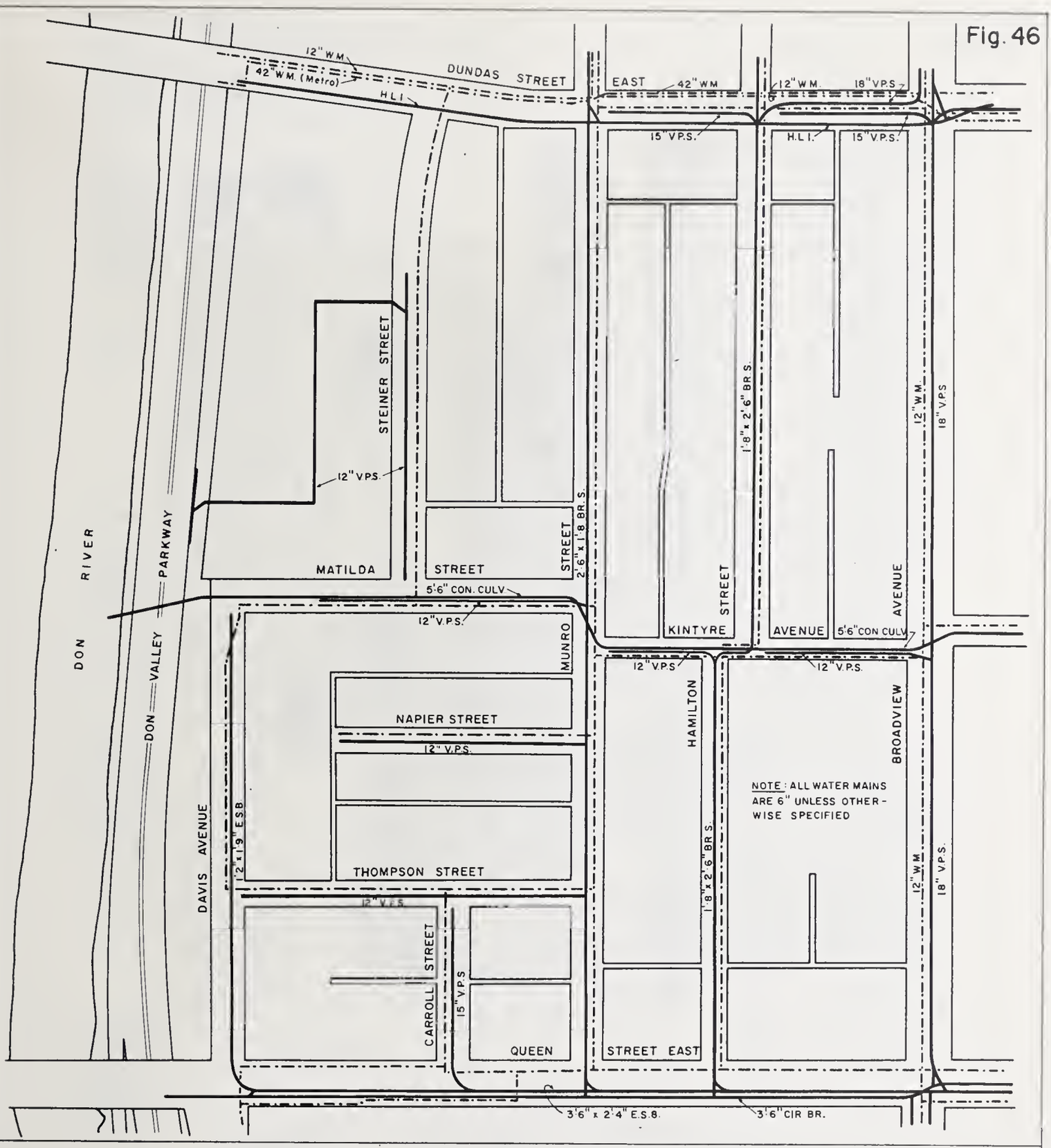


RIVERDALE I AREA SUB-AREA A

EXISTING SERVICES

SEWERS

WATER MAINS

SCALE 1" = 200'

NOV 1964

CITY OF TORONTO PLANNING BOARD

Fig. 47

RIVERDALE I AREA SUB-AREA A.

NAPIER-HAMILTON AREA

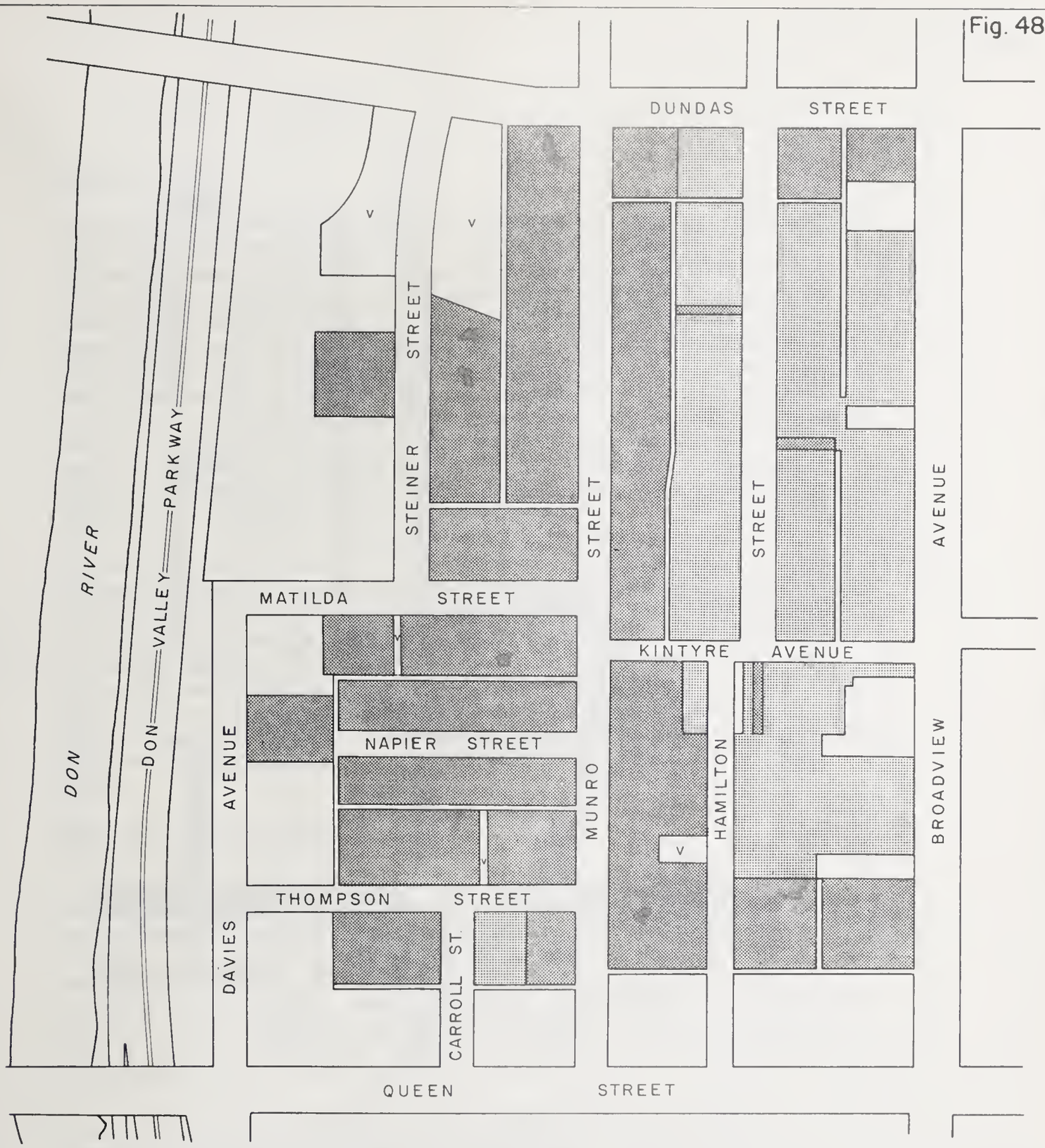
HOUSES IN POOR CONDITION

0 50' 100' 150' 200'

DECEMBER 1964

CITY OF TORONTO PLANNING BOARD

Fig. 48



RIVERDALE I AREA SUB-AREA A

RESIDENTIAL CLEARANCE AND REHABILITATION

CLEARANCE

POSSIBLE REHABILITATION

NON-RESIDENTIAL

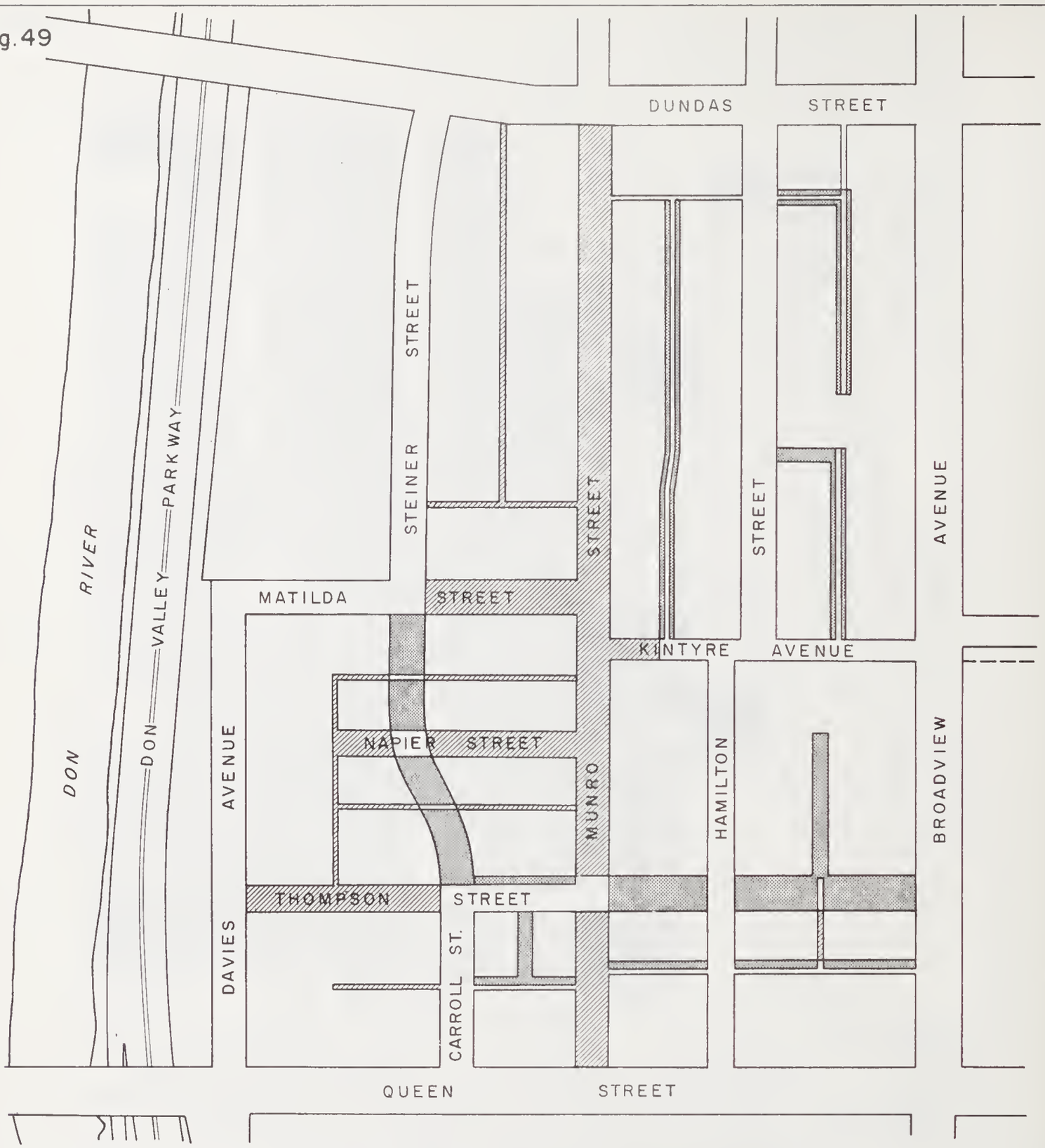
V VACANT

SCALE 1"=200'

NOV. 1964

CITY OF TORONTO PLANNING BOARD

Fig. 49



RIVERDALE I AREA SUB-AREA A

PROPOSED STREET SYSTEM

STREET OR LANE REMOVED

NEW STREET OR NEW OR WIDENED LANE

SCALE 1" = 200'

NOV. 1964

CITY OF TORONTO PLANNING BOARD

Street Pattern

The proposed street system of the sub-area is shown in Figure (49). It is proposed to extend Steiner Street to join Carroll. The industrial area will be thus separated from the residential and its traffic can get directly to Queen and Dundas without passing through the residential area. Thompson Street is closed west of Carroll and extended past Munro Street to join Broadview Avenue. The service lane immediately behind Queen Street is widened. These changes will improve circulation and servicing facilities at the rear of Queen Street shops. Munro Street is removed from Queen to Dundas Streets and portions of Matilda-Kintyre Streets are also removed to provide space for new housing. These road and lane widenings and extensions in the clearance areas will require about 49,000 sq.ft. or 1.1 acres.

To provide proper access to the rears of properties in the block bounded by Dundas Street-Broadview Avenue-Kintyre Avenue-Hamilton Street, it is proposed to widen the existing strips of lane and provide an adequate access from Hamilton Street. This will enable owners to park their cars at the rear of their property instead of on the neighbouring streets. A rear lane is also proposed for the block bounded by Kintyre Avenue-Broadview Avenue-Thompson Street-Hamilton Street. These lane widenings in the rehabilitation area will require an acquisition of about 11,500 sq.ft. or 0.26 acres.

The Redevelopment Plan

The physical plan for Sub-area A is illustrated in Figure (50). About 302,000 sq.ft. or 7.0 acres of the cleared land are proposed to be re-used for public housing. Industry is provided about 97,500 sq.ft. or 2.2 acres for expansion and for off-street parking and loading. The shopping along Queen Street is also provided with adequate parking to the rear, totalling 34,000 sq.ft. or 0.8 acres. Operation of the parking area, which will provide spaces for about 100 cars, would best be by the Parking Authority of Toronto.

The parking lot should be suitably landscaped and screened. The length of Munro Street between Queen Street and the lane should be converted into a pleasant pedestrian mall. This would be linked by a pedestrian way through the parking lot to Thompson Street and the new housing project. The service lane would be made continuous between Hamilton and Carroll Streets.

A site of about 8 acres is assembled for new public housing. One acre of this would provide much-needed open space to serve both the residents of the surrounding built-up area and the population

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of the new housing project. This open space will occupy a central location as indicated. In general, parking for the new housing should be along Steiner Street with some along the widened lane to the rear of Hamilton Street. The latter parking could serve also the residents of existing houses on Hamilton Street. It would be preferable to site single-person residential units towards the south of the site and reserve the north for family units which would then be more accessible to the school and other community facilities located at the north. The new housing units should also be sited to create pedestrian ways through the project and outdoor areas for children and adults. It is important that the entire site be well landscaped.

Spot Clearance

The spot clearance areas are shown in Figures (48) and (50). There are 8 residential and 4 commercial properties to be acquired and cleared in the sub-area, making available an area of about 21,000 sq.ft. or 0.5 acres. A fairly large parcel at Dundas Street and Broadview Avenue can be re-used for 6 units of row houses. These should be 3-bedroom houses accommodating about 30 persons all told. They should front Hamilton Street and Broadview Avenue and have a well-planted set-back from Dundas Street. No. 112 Hamilton Street and No. 13 Kintyre should be re-used for housing. No. 81 Hamilton Street could best be used to provide access to the new rear lane.

Rehabilitation

About 135 houses, accommodating some 650 persons, should be rehabilitated. All of them are in fair condition and they occur mainly in the eastern half of the sub-area. Their assessments and market value are:

Building	Assessment	$307,800
Land	"	88,444
Total	"	$396,244

The approximate market value - $396,244 x 5 = $1,981,220 giving an average value of a property - $14,675.

Out of 135 houses, about 108 are owner-occupied.

The rehabilitation proposals mainly call for the encouragement of home owners to fix-up their own homes. Since there will be a substantial amount of public housing in the area it is not proposed that more houses be acquired and renovated for this purpose unless experience shows this to be the only way of having certain houses repaired.

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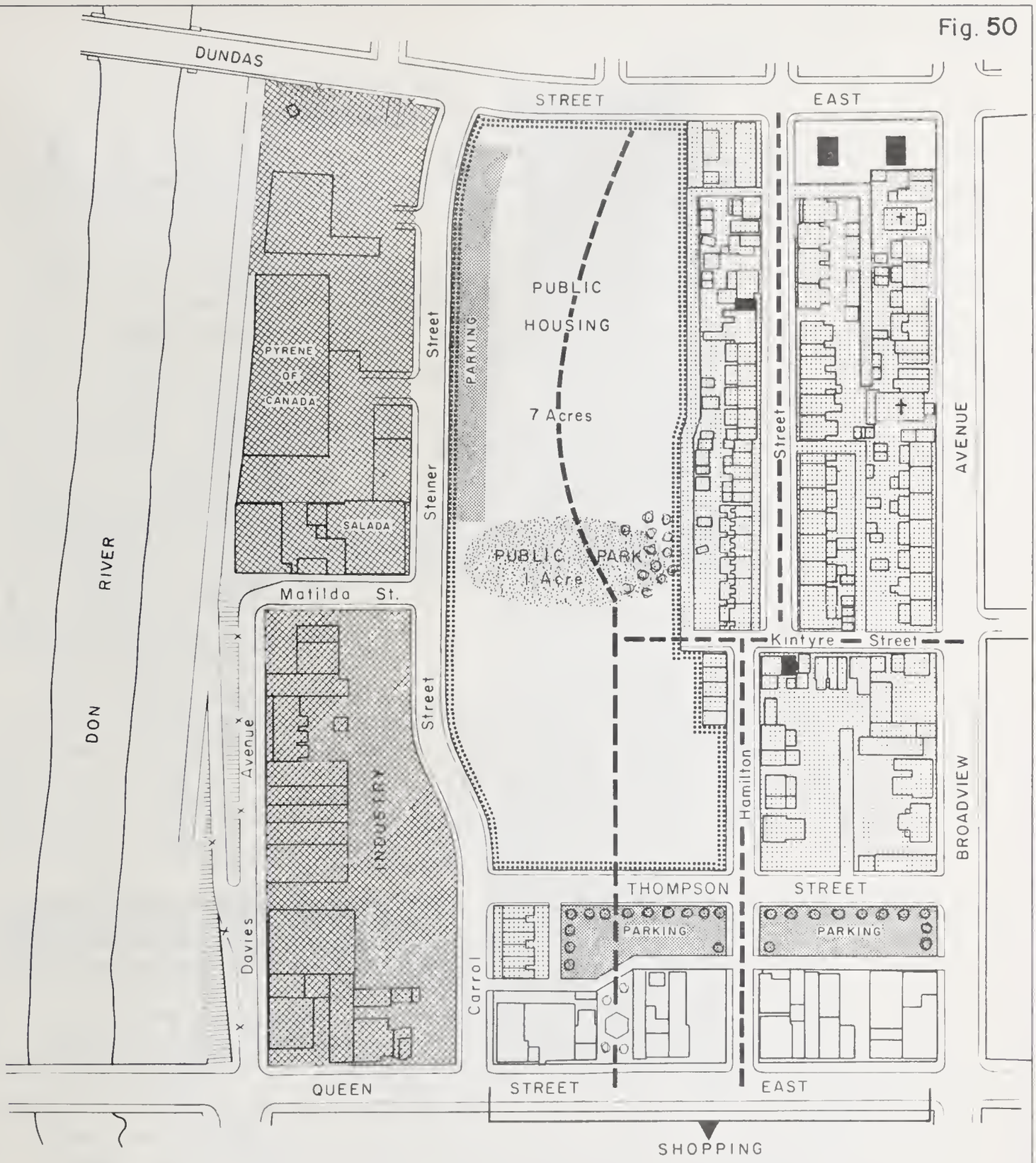
Fig. 50



EXISTING BUILDING

NEW HOUSING IN SPOT CLEARANCE AREAS

REHABILITATED HOUSING

PARK

INDUSTRY

PEDESTRIAN WAY

IMPROVEMENT PLAN OF RIVERDALE I. AREA

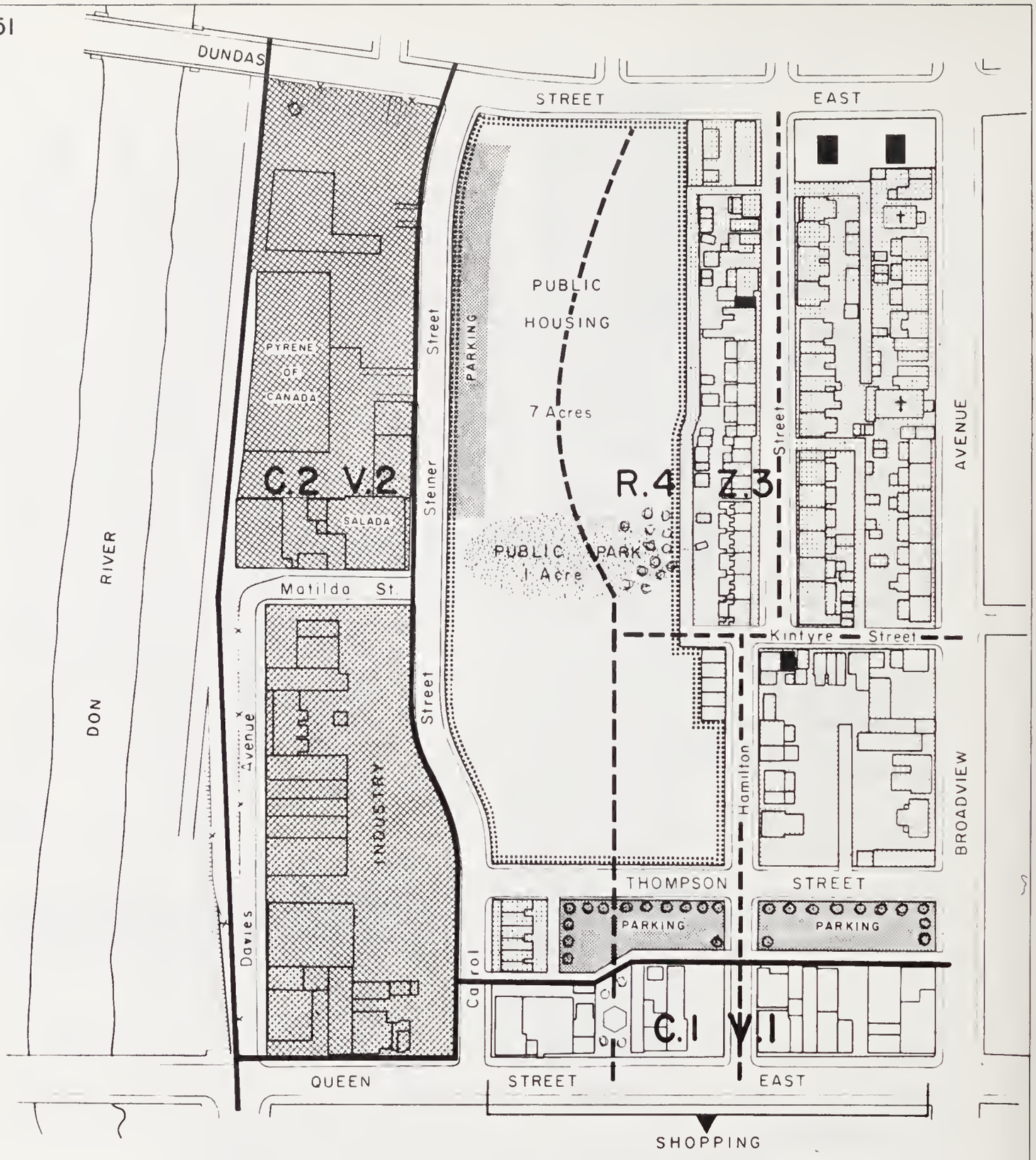
SUB-AREA A.

NAPIER PLACE

SCALE 1" = 200'

SEPTEMBER 1964 CITY OF TORONTO PLANNING BOARD

Fig. 51



PROPOSED ZONING

RIVERDALE I. AREA

SUB-AREA A.

NAPIER PLACE

SCALE: 1" = 200'

SEPTEMBER 1964 CITY OF TORONTO PLANNING BOARD

To encourage owners to undertake rehabilitation, the City should provide on-the-site advice and information as follows:

(i) A schedule of the work required to bring the property to an acceptable level

(ii) Advice on the choice of contractors

(iii) Information on improvement financing

(iv) Information as to what improvements are not subject to an increase in assessment

By-law enforcement is a part of the rehabilitation programme, and the City should make this quite clear from the outset. The results of the rehabilitation study now under way and the experience gained from the Alexandra Park project, should prove valuable in Riverdale.

Public Housing

The family composition of the people to be accommodated in the new housing project is based on the structure of the existing population in Riverdale, except that families with 3-4 children make up 31% of the total number of families to be housed as compared with the actual 19% in this category now in the Riverdale area. This was done to meet the demand for accommodation of larger families and the trend in the area.

Single persons living with related families are included in the population to be housed. They are assumed to make up 4% of the total family persons based on actual survey of the number of such single persons in the Alexandra Park area and taken here to be typical of the inner areas of the city. 7% of the total housing population will be made up of single non-family persons. In the Riverdale area these are mostly older persons capable of taking care of themselves. They should be provided with apartment accommodation. No hostel-accommodation is proposed in the project.

The area available for new housing is about 302,000 sq.ft. or 7.0 acres. At an overall density of 130 persons/acre, the project population would be:

Non-family persons	-	7% of project population	- 60 persons
Family persons	-	93% of project population	- 846 persons
		Total	- 906 persons

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The housing project population composition is given in Table (24) and the housing project accommodation in Table (25). There will be about 404 children or 46% of the project population, or 58 children per acre.

Table (24)

Housing Project Population Composition, Riverdale 1, Sub-Area A

Household Characteristics*	No. of Units		% of Units	No. of Persons**		% of Persons	No. of Children
Single	60)	60	23.0	60)	60	6.5	-
Couple + 0 children) Couple + 0 children + 1)	48) 10)	58	22.0	96) 30)	126	14.0	-
Couple + 1 child) Couple + 1 child + 1)	21) 10)	31	11.5	63) 40)	103	11.5	31
Couple + 2 children) Couple + 2 children + 1)	25) 8)	33	12.5	100) 40)	140	15.5	66
Couple + 3 children) Couple + 3 children + 1)	41) 4)	45	17.0	205) 24)	229	25.0	135
Couple + 4 children) Couple + 4 children + 1)	16) 2)	18	7.0	96) 14)	110	12.0	72
Couple + 5 children	14)	14	5.0	98)	98	11.0	70
Couple + 6 children	5)	5	2.0	40)	40	4.5	30
Total		264	100.0		906	100.0	404

* Where "+1" occurs, this refers to a single person closely related to the couple.
** Includes children.

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Table (25)

Housing Project Accommodation,
Riverdale 1, Sub-Area A

Household Characteristics*	Bach.	1 B.R.	2 B.R.	3 B.R.	4 B.R.	5 B.R.	Total
Single	60						60
Couple + 0		48					48
Couple + 0 + 1			10				10
Couple + 1			21				21
Couple + 1 + 1				10			10
Couple + 2			12	13			25
Couple + 2 + 1					8		8
Couple + 3				41			41
Couple + 3 + 1					4		4
Couple + 4				6	10		16
Couple + 4 + 1						2	2
Couple + 5					9	5	14
Couple + 6						5	5
Total	60	48	43	70	31	12	264
Percent	23.0	18.0	16.0	27.0	11.5	4.5	100.0

* Where "+1" occurs, this refers to a single person closely related to the couple.

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The distribution of units by building types is given in Table (26).

Table (26)

Distribution of Units by Building Types,
Riverdale 1, Sub-Area A

Building Type		Units	
		Number	Type
Apartment Building	(12-storey)	60	Bachelor
		48	1 Bedroom
		43	2 "
		18	3 "
Row Houses and Back-to-Back Row Houses	(2-storey)	52	3 Bedroom
Back-to-Back Row Houses	(3-storey)	31	4 "
Row Houses	(3-storey)	12	5 "

Future Population of Sub-Area A

The future population is estimated as follows:

Existing total population	2,013	
Total population displaced from clearance	1,200	
Total residual population		813
New housing project population	906	
New housing population in spot clearance areas	40	
Total new housing population		946
Residual population	813	
New housing population	946	
Estimated future population		1,759

There will be a decrease of 254 in the total population of the sub-area.

Staging

The improvement programme for the sub-area is not of the scale to warrant any elaborate staging. The scale of operations suggest not more than a two-stage programme, as follows. The time to completion could be four or five years.

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Stage 1

Acquisition and clearance of all properties earmarked for such action north of Matilda Street and Kintyre Avenue, with the exception of four houses located on the west side of Steiner Street. In all, 90 properties would be cleared, displacing 470 persons from 110 dwelling units.

Construction of some 102 new dwelling units. This includes 95 row house units in the main housing project area, 6 row houses at the south-west corner of Dundas and Broadview and a single family house at 112 Hamilton Street. The new housing will accommodate about 570 persons.

Widening of the existing strips of lane in the Hamilton-Dundas-Broadview-Kintyre block, and access to Hamilton Street.

Widening of existing lane in the Hamilton-Kintyre-Munro-Dundas block.

Removal of Munro Street from Matilda Street to Dundas Street.

Stage 2

Completion of acquisition and clearance of properties designated for such action. About 160 properties will be affected, displacing some 730 persons.

Removal of Munro Street from Matilda to the service lane at the rear of Queen Street shops, parts of Matilda Street and Kintyre Avenue, Napier Street, and Thompson Street west of Carroll Street.

Extension of Steiner Street to Carroll Street. Extension and widening of Thompson east of Carroll.

Completion of new housing consisting of a twelve-storey apartment building containing 169 units, and one single-family house at 13 Kintyre Avenue. These will accommodate about 370 persons.

Creation of one-acre public park.

Building of car parking lots. Landscaping small mall at Munro and Queen Street.

Widening of service lane at rear of Queen Street. Creation of new lane in Hamilton-Kintyre-Broadview-Queen block.

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RELOCATION

In the three project areas, Don 1 Sub-area A, Don 3, and Riverdale 1 Sub-area A, approximately 450 families would be displaced and would have to be re-located over a two-year period. The City should ensure that there is an adequate organization for assisting those displaced.

A registry of public housing stock in the Metro area, and also of some private housing available for families in pressing need of accommodation, is maintained by the Housing Registry of Metropolitan Toronto, an agency operating under the Housing and Welfare Department of Metropolitan Toronto. The following governmental bodies in Metropolitan Toronto own and operate various public housing projects:

Ontario Housing Corporation
(The function of the now dissolved Metropolitan Toronto Housing Authority has been taken over by the Corporation.)

(Housing Authority of Toronto
(
(City of Toronto Limited Dividend Corporation Ltd.

Metropolitan Toronto Housing Co. Ltd.
(This agency provides housing for elderly persons only.)

Vacancies in projects operated by these agencies should be available for relocation. The Toronto Real Estate Board can also be approached for assistance in providing housing accommodation.

In the Moss Park project the Housing Authority of Toronto was responsible for relocation. In all, 332 families were displaced, and of these, 194 or 58% found accommodation independently and 138 or 42% were relocated as follows:

Housing Registry	126
Housing Authority of Toronto	8
City of Toronto Limited Dividend Housing Corporation Ltd.	2
Metro Housing Authority	2
	138

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At Alexandra Park, it was decided to relocate single persons as well as families. The Development Department is now implementing the scheme and will take care of relocation. On-site contact is maintained with families to be displaced through a Project Co-ordinator.

For the three projects, it is not possible to get a firm assurance now from any housing body as to availability of accommodation for displaced persons, because the timing of the projects is not known and the housing registry keeps changing.

Considering the existing facilities in the Metro area and from past experience, it appears that relocation, whenever undertaken, could be carried out satisfactorily.

AMENDMENTS TO THE OFFICIAL PLAN AND THE ZONING BY-LAW

Amendments would be required to the Official Plan and the Zoning By-law to implement the three projects. These are as follows:

1. Don 1 Project Area, Sub-Area A - Trefann Court

   The Official Plan should be amended from Commercial to Residential along Parliament Street. The Commercial strip on Queen Street between Sackville and River Streets should be amended to Industrial.

   Figures (27) and (28) show the existing and proposed zoning in the Don Planning District. In Sub-area A of the Don 1 Project Area, the following zoning changes will be required:

   (a) The entire area east of Sackville Street to be zoned C.2 V.2. The C.1 V.2 strip along Queen Street is eliminated.

   (b) The area west of Sackville Street north of the existing C.1 V.2 Zone to be zoned R.4 Z.3, similar to the Regent Park residential area.

   The proposed R.4 Z.3 zoning permits a broad mixture of residential uses at a maximum density of 1.0 times the lot area. The proposed density of the new public housing project is approximately 0.7 times the lot area based on a population density of about 140 persons/acre.

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2. Don 3 Project Area

(a) Sackville Place

No amendment to the Official Plan is necessary.

The Redevelopment Plan of the Sackville Place area is shown in Figure (33). The density of the housing development would be similar to the surrounding residential area and no change in zoning is required.

(b) Dermott Place

The Improvement Plan of the Dermott Place area is shown in Figure (35). The area marked for a public park would require an amendment to the Official Plan from Residential to Parkland. The Zoning By-law should be then amended from R.4 Z.4 to G.

The City Parking Authority would operate the parking lot and according to Section 16.1(a) of the Zoning By-law, the Authority, as an agency of the City, may operate a parking lot in a residential area without the necessity to amend either the Official Plan or the Zoning By-law.

3. Riverdale 1 Project Area, Sub-Area A - Napier Place

The parking lot will be operated by the City Parking Authority and Section 16.1(a) of the Zoning By-law will apply.

A public park is proposed to be located within the cleared area. The Official Plan should be amended by a policy statement to include Parkland in the area. When the park's boundaries are established, the Zoning By-law should be amended to include it under a G designation.

The Official Plan should be amended to accommodate the changed boundaries defining the industrial zones.

The existing zoning of the Riverdale 1 area is shown in Figure (44) and the proposed zoning in Sub-area A is shown in Figure (51). Zoning amendments are:

(a) The entire area west of Steiner and Carroll Streets is reclassified C.2 V.2, with the provision that any industry located in this district at the time of the passing of the by-law be permitted to expand on any lands so classified.

/...

(b) The whole area east of Steiner Street is zoned R.4 Z.3, except the C.1 V.1 area on Queen Street. R.4 Z.3 permits various residential uses at a maximum density of 1.0 times the lot area.

PART VII

COSTS

INTRODUCTION

This section covers the estimated costs of (1) the three projects for immediate action and (2) the overall programme. An explanation of the assumptions on which these estimates are based is given in Appendix (5). Costs of redevelopment are based on the assumption that most will be by public action, but this does not mean that private redevelopment is discounted. Its extent would depend upon establishing acceptable financial arrangements and safeguards as to accommodation, rents, density and physical design.

There are now several alternatives open to the City in implementing a public housing project.

1. A Federal/Provincial project (Section 35A N.H.A. and Section 6(1) Housing Development Act of Ontario) 75% Federal, 17½% Provincial, 7½% City capital and operating costs. This provision has been in effect for many years.

2. An Ontario Housing Corporation project (Section 35D and E, N.H.A. and Ontario Housing Corporation Act). The City would apply to Metropolitan Toronto which would make arrangements with the O.H.C. O.H.C. would get a loan for 90% of construction cost from C.M.H.C., and a 50% grant towards operating subsidy. O.H.C., would be the owner, contribute 10% of capital, write off the loan and contribute 42½% of the operating subsidy. Metropolitan Toronto would contribute 7½% of the operating subsidy but no capital. The City would not be required to contribute either capital or operating subsidy. In Alexandra Park, Metropolitan Toronto also established the precedent of contributing the municipal share (25%) of the write-down of the land and preparation of the site to be used by the O.H.C., for the public housing project.

3. A City project under the same provisions as an O.H.C., project (2. above). In this case the City, as owner, would put up 10% equity and borrow 90% from C.M.H.C. The City and C.M.H.C., would share the operating subsidy 50%-50%. Presumably the Housing Authority would be the City's agent.

4. A City Limited-Dividend Project. (Section 16 N.H.A.). The City, as owner, would borrow 90% of lending value (not cost) and put up the balance of cost as equity. If there is an

/...

operating subsidy the City would have to bear it unless the Province were prepared to make a grant.

5. A City project under the City of Toronto Act. All financing, capital and operating, would be by the City. This is unlikely if much capital is involved.

Projects under 1, 2 and 3 above would provide housing with rentals in proportion to incomes. Under 4 rentals would be based on costs, subject to certain limits.

These various alternatives can be used for the acquisition and renovation of existing housing as well as the construction of new projects.

Where a subsidized public housing project is desired it would seem that the second alternative, an Ontario Housing Corporation project, offers the City the best financial terms. It would make no capital or operating contribution and, following Alexandra Park, would not bear the municipal share of costs in preparing the site. However, as it would not be owner or participant, it might have difficulty in some cases in obtaining the kind of housing it desired. Policies are not yet too clear but it appears that the O.H.C., may not at present build hostels and that senior citizens' housing may still be built by the Metropolitan Toronto Housing Company.

Because of the financial advantages the following estimates assume that the City will probably approach Metropolitan Toronto and the Ontario Housing Corporation (No. 2 above) wherever subsidized public housing projects are proposed,* but it should be recognized that the City's needs may in certain cases result in it proceeding, at least in part, under one of the other alternatives and that this would require some additional financing. This situation may well change as policies are developed over the next few years.

* With the exception of the Dermott Place scheme where the City already owns property and it is proposed to acquire and convert some existing houses for public housing.

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PROJECT COSTS

1. Don 1, Sub-area A - Trefann Court

Acquisition and Clearance

For Public Housing:

All private properties west of Sackville Street, excluding the Queen Street frontage and 187-189 Parliament Street and southerly vacant land (211,000 sq. ft.)	$ 1,250,000	
Contingencies, Demolition, etc.	150,000	
City owned land - Lots, Streets, Lanes - 25,000 sq. ft.	100,000	
		$ 1,500,000

For Industrial Re-use:

All residential properties east of Sackville Street (140,000 sq. ft.)	$ 1,240,000	
Contingencies, Demolition, etc.	100,000	
City owned land - Wascana Avenue and Lanes - 15,000 sq. ft.	60,000	
		$ 1,400,000

Total estimated cost of all acquisition and clearance in Sub-area A $ 2,900,000

Acquisition and clearance cost shared as follows :

	Federal 50%	Provincial 25%	Metro 25%	City 25%
For Housing	$ 750,000	$375,000	$375,000	--
For Industry	700,000	350,000	--	$350,000
Total	$1,450,000	$725,000	$375,000	$350,000

Public Housing Project: 200 Units

Land	$ 200,000	
Construction	2,450,000	
Medical and Day Care Centre *	30,000	
Project Services	120,000	
		$ 2,800,000
Federal Government Mortgage - 90%	$ 2,520,000	
O.H.C. - 10%	280,000	
	$ 2,800,000	

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* To be rented by the City. If built separate from the apartment block this might be financed by the City.

Recoveries from Sales of Cleared Land

For Public Housing	$ 200,000	
For Private Industry (155,000 sq.ft. @ $3.00)	465,000	
Total Recovery		$665,000

Federal	Provincial	Metro	City
50%	25%	25%	25%
$332,500	$166,250	$50,000	$116,250

Table (27) gives total estimated costs assuming that all housing is to be undertaken by the Ontario Housing Corporation.

Table (27)

Trefann Court, Estimated Improvement Costs

Item	Federal $	Provincial $	Metro $	City $
Acquisition of Land:				
For Public Housing	750,000	375,000	375,000	--
For Private Industry	700,000	350,000	--	350,000
Total	1,450,000	725,000	375,000	350,000
Recovery	332,500	166,250	50,000	116,250
Balance (Write-down)	1,117,500	558,750	325,000	233,750
New Housing	2,520,000*	280,000**	--	--
Sales of City Lands	--	--	--	160,000
Total	3,637,500	838,750	325,000	73,750

GRAND TOTAL - $4,875,000

* Mortgage
**Per O.H.C.

/...

2. Don 3 Project Area

(a) Sackville Place

Acquisition and Clearance

Acquisition of 41 residential properties	$382,000	
Contingencies, Demolition, etc.	38,000	
		$420,000

Acquisition and clearance costs shared:

Federal	Provincial	Metro
50%	25%	25%
$210,000	$105,000	$105,000

Public Housing Project: 26 units

Land	$ 26,000	
Construction	454,000	
Project Services	40,000	
		$520,000

Project Costs shared:

Federal Government	- 90%	$468,000
O.H.C.	- 10%	52,000
		$520,000

Recoveries from Sale of Cleared Land

For Public Housing	$ 26,000

Federal	Provincial	Metro
50%	25%	25%
$13,000	$6,500	$6,500

Table (28) gives total estimated costs assuming that all housing is to be undertaken by the Ontario Housing Corporation.

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Table (28)

Sackville Place, Estimated Improvement Costs

Item	Federal $	Provincial $	Metro $
Acquisition and Clearance	210,000	105,000	105,000
Recovery	13,000	6,500	6,500
Balance (Write-down)	197,000	98,500	98,500
Public Housing	468,000*	52,000**	
Total	665,000	150,500	98,500
GRAND TOTAL - $914,000			

* Mortgage
** Per O.H.C.

(b) Dermott Place

Acquisition and Clearance
(Under Section 23 of the N.H.A.)

Acqusition of land and buildings designated for clearance west of Dermott Place (67,000 sq.ft. of land)	$300,000	
Acquisition of approximately 22,000 sq.ft. of privately owned land and buildings east of Dermott Place (1-3 Dermott Place, R46, R48-50, 54 and 56 Spruce Street and 322 Sackville Street	100,000	
Contingencies, Demolition, etc.	20,000	
		$420,000

Acquisition and clearance cost shared:

Federal	Provincial	Metro	City
50%	25%	Housing	Other
$210,000	$105,000	$4,500	$100,500

Acquisition, Improvement and Conversion for Public Housing
(Under Section 35A.(1.) N.H.A.)

Acquisition of 15 privately owned residential properties (5-21) Dermott Place & 283-303 Carlton St.	$260,000
Conversion of the above for public housing	60,000
	$320,000

Sharing of acquisition and conversion cost under Section 35A (1) N.H.A.:

Federal	Provincial	City
75%	17½%	7½%
$240,000	$56,000	$24,000

Public Housing Project: 2 units

Land	$ 2,000	
Construction	36,000	
Project Services	2,000	
		$40,000

Project Costs shared:

Federal Government - Mortgage	- 90%	$36,000
O.H.C.	- 10%	4,000
		$40,000

Public Works

Land for widening of Dermott Place and for playground		
(i) from the 50%-25%-25% partnership 20,000 sq.ft.	$80,000	
(ii) from the 75%-17½%-7½% partnership 17,000 sq.ft.	68,000	
Construction of pavement, sidewalks, landscaping, etc.	12,000	
Total Public Works Cost		$160,000

Public Works Cost Shared:

Federal	Provincial	City
50%	25%	25%
$80,000	$40,000	$40,000

Parking Lot

The City would purchase the Parking Lot from the partnership at an economic price estimated at $160,000. (This amount does not include the construction cost assumed by the City of Toronto, Parking Authority.)

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Recoveries from Sale of Cleared Land

(i) 50% - 25% - 25% partnership

For Public Housing	$ 2,000
For Playground	80,000
For Parking Lot	160,000
Total	$242,000

Shared:

Federal	Provincial	Metro	City
50%	25%	Housing	Other
$121,000	$60,500	$ 500	$60,000

(ii) 75% - 17½% - 7½% partnership

For Playground	$ 68,000

Shared:

Federal	Provincial	City
75%	17½%	7½%
$51,000	$11,900	$5,100

Total Recovery from cleared land:

	Federal	Provincial	Metro	City
For Public Housing	$ 1,000	$ 500	$ 500	-
50%-25%-25% partnership	120,000	60,000	-	$ 60,000
75%-17½%-7½%	51,000	11,900	-	5,100
Total	$172,000	$ 72,400	$ 500	$ 65,100

Table (29) gives total estimated costs assuming that the new public housing is to be undertaken by the O.H.C. but the City of Toronto Housing Authority undertakes the acquisition and conversion of existing housing.

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TABLE (29)

Dermott Place, Estimated Improvement Costs

Item	Federal $	Provincial $	Metro $	City $
Acquisition and Clearance	210,000	105,000	4,500	100,500
Acquisition and Conversion	240,000	56,000		24,000
New Public Housing	36,000*	4,000**		-
Public Works	80,000	40,000		40,000
Parking Lot				160,000
	566,000	205,000		324,500
Total Recovery	172,000	72,400	500	65,100
Total	394,000	132,600	4,000	259,400

GRAND TOTAL - $790,000

* Mortgage
** Per O.H.C.

Don 3 Project Area - Total Costs

	Federal	Provincial	Metro	City
(a) Sackville Place	$ 665,000	$ 150,500	$ 98,500	$ -
(b) Dermott Place	394,000	132,600	4,000	259,400
	$1,059,000	$ 293,100	$102,500	$259,400

GRAND TOTAL - $ 1,714,000

3. Riverdale 1, Sub-Area A - Napier Place

Acquisition and Clearance

Acquisition of 249 privately owned properties designated for clearance with a total lot area of 410,300 sq. ft.	$3,017,000	
Contingencies, Demolition, etc.	331,000	
City owned land (lots, streets, lanes - 138,000 sq. ft.)	552,000	
Total acquisition and clearance		$3,900,000

Acquisition and clearance shared:

Federal	Provincial	Metro	City
50%	25%	Housing	Others
$1,950,000	$975,000	$535,000	$440,000

Public Housing Project: 272 Units

Land	$ 272,000	
Construction	3,343,000	
Project Services	185,000	
Total Public Housing Cost		$3,800,000

Housing Project Cost shared:

Federal Government, Mortgage	- 90%	$ 3,420,000
O.H.C.	- 10%	380,000
		$ 3,800,000

Public Works

Land for extension and widening of streets and lanes	$ 196,000	
Construction of pavements, sidewalks mall, etc.	54,000	
	$ 250,000	
Public Park, land	176,000	
Total Public Works Cost		$ 426,000

Public Works Cost shared:

Federal	Provincial	City
50%	25%	25%
$213,000	$106,500	$106,500

Parking Lot, land at estimated economic price	$ 85,000

(The cost of construction of the parking lot estimated at $15,000 to be paid by the Parking Authority).

Recoveries from Sale of Cleared Land

For public housing	$ 272,000	
Street, lanes	196,000	
Park, playground	176,000	
Parking Lot	85,000	
Private Industry	243,750	
Total Recovery		$ 972,750

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Recovery shared:

Federal	Provincial	Metro	City
50%	25%	Housing	Others
$486,375	$243,187	$68,000	$175,188

Table (30) gives total estimated costs assuming that all housing is to be undertaken by the Ontario Housing Corporation.

Table (30)

Napier Place, Estimated Improvement Costs

Item	Federal $	Provincial $	Metro $	City $
Acquisition and Clearance	1,950,000	975,000	535,000	440,000
Recovery	486,375	243,187	68,000	175,188
Balance (Write-down)	1,463,625	731,813	467,000	264,812
Public Housing	3,420,000*	380,000**	-	-
Public Works	213,000	106,500	-	106,500
Parking Lot				85,000
				456,312
Sale of City Land				552,000
Total	5,096,625	1,218,313	467,000	- 95,688

GRAND TOTAL - $6,686,250

* Mortgage
** Per O.H.C.
Note: In this project the City receipts for City land exceeds costs by $95,688

SUMMARY OF COSTS OF THE THREE PROJECTS

Don 1- Trefann Court	$ 4,875,000
Don 3- (a) Sackville Place	914,000
(b) Dermott Place	790,000
Riverdale - Napier Place	6,686,250
GRAND TOTAL	$13,265,250

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Table (31) gives total estimated costs assuming that all housing is to be undertaken by Ontario Housing Corporation except the conversion of existing houses on Dermott Place.

Table (31)

Summary of Costs of the Three Projects

Item	Federal $	Provincial $	Metro $	City $	Total $
Acquisition	3,820,000	1,910,000	1,019,500	890,500	7,640,000
Recovery	1,003,875	488,337	125,000	356,538	1,973,750
Balance (Write-down)	2,816,125	1,421,663	894,500	533,962	5,666,250
Acquisition and Conversion	240,000	56,000	-	24,000	320,000
Public Housing	6,444,000*	716,000**	-	-	7,160,000
Public Works	293,000	146,500	-	146,500	586,000
Car Parking Lots	-	-	-	245,000	245,000
				953,462	13,977,250
Sale of City Land				712,000	712,000
Total	9,793,125	2,340,163	894,500	237,462	13,265,250

* Mortgage
** Per O.H.C.
Note: Recovery would not be received until land is disposed of

Table (32)

Characteristics of the Three Projects

(Areas in Acres)

Item	DON 1.	DON 3		RIVERDALE	TOTAL
	Trefann Court	Sackville Place	Dermott Place	Napier Place	
Project area	24.1	7.0	7.2	28.1	66.4
Clearance area	8.9	1.5	2.0	10.0	22.4
Area developed for:					
Housing	5.5	1.4	0.1	7.0	14.0
Industry	3.5	-	-	2.2	5.7
Parking	-	-	1.4	0.8	2.2
Parks	-	-	0.6	1.0	1.6
No. of New Housing Units	200	26	2	272	500
Streets (in lineal feet)					
Removed	1600	350	-	1400	3350
New	-	-	-	760	760

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COSTS OF THE OVERALL PROGRAMME

Since conditions may change to some extent over the period of the programme, and policy decisions will influence what is done and how the costs are borne, the present estimates of costs of improvement, of acquisition and clearance, as well as public housing and public works, are tentative. They are based on the practices likely at the present time, such as outlined in the three preceding specific projects, and the figures are derived from studies and past experience.

The total of all sites with poor housing in the project areas is 102 acres. Actual acquisition can be expected to be slightly greater, despite the fact that some sites may be cleared up by private action, since other property may deteriorate and it is frequently necessary to acquire some additional land to create usable sites. Assuming that 110 acres is acquired at $300,000 per acre, the present average price, the total cost would be ---------- $33,000,000

A further 65 acres is proposed for acquisition in the Don 2 project area, not all in poor condition but the site of serious problems, as described in the "Don Planning District Appraisal". The acquisition cost, based on assessments of the properties, is estimated at ---------- 26,000,000

Total cost of 175 acres cleared land ---------- $59,000,000

Shared:

Federal	Provincial	Metro	City
50%	25%	Housing	Other
$29,500,000	$14,750,000	$7,500,000	$7,250,000

A preliminary estimate of the allocation of this land for re-use, considering the characteristics of the project areas and using the experience of Alexandra Park and the three projects recommended for immediate action in this report, is:

Public Housing	100 acres
Municipal Uses (parks, streets, schools, car parks, etc.)	24 "
Other Uses (private residential and industrial)	51 "
Total	175 acres

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Assuming the above uses, the redevelopment costs are estimated as follows:

Public Housing: 2,500 units

Land - 100 acres with 25 units/acre at $1,000 per unit	$ 2,500,000	
Construction	42,000,000	
Services, Contingencies, etc.	2,500,000	
Total		$47,000,000

Shared:

Federal Government, Mortgage	- 90%	$42,300,000
O.H.C.	- 10%	4,700,000
		$47,000,000

Recoveries from Sale of Cleared Land

For Public Housing (100 acres)	$ 2,500,000	
For Municipal Uses (24 acres)	3,600,000*	
For Private Residential and Industrial Uses (51 acres)	10,900,000*	
Total Recovery		$17,000,000

Federal	Provincial	Metro	City
50%	25%	Housing	Other
$ 8,500,000	$4,250,000	$625,000	$3,625,000

Public Works

The estimated cost of public works in improvement areas, including proposed sewer programme $22,000,000**

Public Works Cost shared:

Federal	Provincial	City
50%	25%	25%
$11,000,000	$5,500,000	$5,500,00

Table (33) gives the overall costs of the improvement programme assuming that all housing is to be undertaken by the Ontario Housing Corporation.

/...

* Assuming 50% recovery.

** The Commissioner of Public Works will be working out costs in detail for complete separation of sanitary and storm sewers, which should be the ultimate City-wide system. These will supersede the costs of improving combined sewers, included here.

Table (33)

Summary of Overall Costs of the Improvement Programme

Item	Federal $	Provincial $	Metro $	City $
Acquisition	29,500,000	14,750,000	7,500,000	7,250,000
Recovery+	8,500,000	4,250,000	625,000	3,625,000
Write-down	21,000,000	10,500,000	6,875,000	3,625,000
Public Housing	42,300,000*	4,700,000**	-	-
Public Works	11,000,000	5,500,000	-	5,500,000
				9,125,000
Purchase of land for Municipal uses				3,600,000
Total	74,300,000	20,700,000	6,875,000	12,725,000

GRAND TOTAL - $114,600,000

* Mortgage
** Per O.H.C.
\+ Recoveries would be obtained as land is disposed of.

The total cost to the City is in the vicinity of $12,000,00 - $15,000,000, allowing for likely increases in costs. The estimated expenditure would suggest a programme of about 15 years and an annual budget of about $1,000,000.

PART VIII

SUMMARY AND RECOMMENDATIONS

Summary

By 1980, about half the housing in the City of Toronto will be over sixty years old. Some of these aging houses have already deteriorated to such an extent that they must be demolished and replaced, but most, if renovated and properly maintained, still have a long and useful life ahead. Nevertheless, if the City's housing stock is to remain sound where it is already so, and is to be improved or replaced where it is not, it is imperative to carry out a continuing review of the whole housing picture and a programme of action for the parts of the City where improvements are needed, particularly and urgently in those areas where conditions are already below acceptable standards.

To initiate such a programme this report sets out:

(i) An overall picture of housing conditions in the City based on the 1961 Census and recent surveys;

(ii) An identification of the residential areas most in need of improvement;

(iii) An outline of a continuing programme of projects for the improvement of these areas;

(iv) Recommendations on the projects to be proceeded with immediately.

The section of the City where an improvement programme is most needed is roughly contained by College-Carlton-Gerrard and the wide arc of the railway tracks from Lansdowne to Logan. There are also two smaller areas at the Junction and in the Yorkville district. For the purpose of the improvement programme these areas have been divided into 21 "project areas".

The improvement programme for these project areas includes:

(i) Measures to help achieve the rehabilitation of dwellings that can be brought to a state of good repair.

(ii) Public works required to improve the area, including, as necessary:

Parks and open space
Traffic improvements and parking
Repair and reconstruction of pavement and sidewalks
Landscaping and enhancing public lands
Installation of new services
Any other measures needed - e.g. improved garbage collection.

/...

(iii) Acquisition and clearance of poor housing and other uses harmful to the area, and re-use of the sites for the purposes most suitable to their locations. Relocation of those displaced.

Such a programme should be of great value to those in the benefitting areas, as well as the city as a whole. In addition to the improvement programme for the project areas, all necessary measures should be taken to maintain the health of the sound parts of the city.

Recent changes in the National Housing Act, and corresponding provincial policies, make extensive financial aid available for carrying out a comprehensive housing improvement programme. This assistance includes the following:

(i) A 75% federal-provincial share of the costs of carrying out a renewal project. This includes clearance and the construction of necessary public works and other public improvements; also the cost of employing staff in acquisition and clearance and in assisting property owners and residents.

(ii) A 75% federal-provincial share of the costs of preparing an urban renewal scheme, including all necessary planning and research.

(iii) Federal loans of 2/3 of the City's share of all the costs mentioned in (i) and (ii).

(iv) Alternative methods of financing subsidized public housing; including existing housing bought for this purpose:

(a) federal-provincial-municipal sharing of all capital and operating costs on a 75%-17½%-7½% basis;

(b) federal loans of 90% of capital costs (at limited dividend rates), and contributions of 50% of operating losses. If housing under this provision is built by the Ontario Housing Corporation the municipality is required to bear only 7½% of operating losses or, in the case of housing for the elderly, the equivalent of realty taxes over $25.00 per unit per annum.

(v) Loans for limited-dividend housing projects.

(vi) N.H.A. mortgages for repair or purchase of existing dwellings in renewal areas if they are or will be brought to a satisfactory standard.

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(vii) The Ontario Housing Corporation may arrange to guarantee private loans for the improvement of homes.

It is strongly recommended that urban renewal should no longer be tackled as a succession of individual projects, each to be initiated only when the preceding one is completed, and instead become a permanent, continuing programme carried out within the framework of a City-wide long-term renewal plan, with an allocation of a yearly amount in the capital budget. At any time several projects should be under way at different stages. This would facilitate long-range budgeting, enable staff to be employed on a permanent basis, permit work to be started on a project as soon as it could be handled, aid the integration of renewal with general planning and public works programming, and help the citizens of Toronto to regard renewal as a normal procedure rather than an ominous unknown. Within this programme could be a works programme for the construction of needed services, financed with assistance from the senior governments.

It is recommended that this programme be started with immediate action in three areas - Don 1 A (Trefann Court), Don 3 (Sackville Place) and Riverdale 1 A (Napier Place) - in which extensive studies have been carried out and for which general plans have been prepared. The procedure involved is set out below.

It is also recommended that the City make use of the financial aid now available from the senior governments to undertake studies leading to further specific renewal proposals in other project areas.

Finally, it is recommended that the entire renewal programme be reviewed at regular intervals, and particularly in the light of the reports of the Royal Commission on Metropolitan Toronto and the Metropolitan Urban Renewal Study when these become available. It should be noted that other renewal schemes, outside the scope of this programme, may have to be undertaken from time to time, depending on other studies.

<u>Recommendations: Procedure</u>

1. Continuing Urban Renewal Programme

It is recommended that Council accept the general approach to urban renewal proposed in this report. Specifically, this means:

(i) Adopting the policy of proceeding with a continuous series of urban renewal projects within an overall programme.

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(ii) Approving the programme outlined in this report for submission to senior government as background to specific urban renewal projects, and as the basis of the preparation of further urban renewal schemes.

(iii) Making provision in the City's capital budget for $1,000,000.00 to be set aside annually for the execution of this programme.

(iv) Endorsing a continuous series of studies by the Planning Board, in consultation with the Development, Public Works, Building, Real Estate and other Departments, with a view to bringing forward a series of urban renewal schemes. In this regard, to endorse the preparation by the Planning Board of an application to the senior governments requesting contributions to the cost of this work.

(v) Establishing satisfactory arrangements, through the Development Department, with senior governments, housing agencies and civic departments, for the continuous execution of projects.

(vi) Establishing satisfactory arrangements to look after the re-location of those displaced by the urban renewal projects.

2. Initiation of the Programme

It is further recommended that Council adopt this report's proposal to initiate the programme by immediate action in project areas Don 1 A (Trefann Court), Don 3 (Sackville Place) and Riverdale 1 A (Napier Place). Specifically, this means:

(i) Designation of the following redevelopment areas, with the approval of the Minister of Municipal Affairs, under Section 20 of The Planning Act of Ontario:

(a) Don 1 Project Area:
Sub-area A - bounded by Shuter, River, Queen and Parliament Streets.

(b) Don 3 Project Area:
(1) Sackville Place - as shown in Figure (33)
(2) Dermott Place - bounded by Carlton, Sackville, Spruce and Parliament Streets.

(c) Riverdale 1 Project Area:
Sub-area A - bounded by Dundas Street, Broadview Avenue, Queen Street and the Don Valley Parkway.

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(ii) Execution of an agreement between the Federal Government and the City of Toronto and an agreement between the Province of Ontario and the City of Toronto to participate in all acquisition, clearance and public works. Agreements with Metropolitan Toronto should that municipality decide to participate.

(iii) Adoption by Council of the redevelopment plans for the three first-stage projects, with the approval of the Municipal Board.

(iv) Decisions on the method of executing the proposed public housing and appropriate agreements with the chosen agencies.

(v) Establishment of adequate methods for relocating all those displaced by any project who seek relocation.

(vi) The continuing enforcement by the City of all applicable by-laws, especially the zoning and housing standards by-laws.

(vii) A programme by the City to inform residents of the areas about the proposals. In the case of the Riverdale 1 area, advice to the residents would also be necessary on how they can best participate.

(viii) Exploration by all governments of additional means of financing the rehabilitation of privately-owned homes.

Housing and Population Data, City of Toronto

The Tables of this Appendix cover the following:

Dwelling Characteristics, Project Areas and City	- Tables (a) and (b)
Population Characteristics, Project Areas and City	- Tables (c), (d), (e) and (f)
Cross Classification of Dwelling and Population Data, City	- Tables (g), (h), (i) and (j)

Definitions and Explanations, D.B.S. Census:

MARITAL STATUS - Totals shown under the heading "married" include all married persons whether living together or living apart for any reason, unless a divorce has been obtained.

FAMILY - A family consists of a husband and wife (with or without children who have never married) or a parent, with one or more children never married, living together in the same dwelling.

CHILDREN IN FAMILIES - Unmarried sons and daughters 24 years of age and under, living at home, are classified as "children in families". However, all sons and daughters who have never married and are living at home, regardless of age, are considered to be members of the family.

DWELLING - For census purposes a dwelling is a structurally separate set of living quarters, with a private entrance either from outside the building or from a common hall inside. The entrance must not be through anyone else's living quarters.

HOUSEHOLD - A household consists of a person or group of persons occupying one dwelling. It usually consists of a family group, with or without lodgers, employees, etc. However, it may consist of a group of unrelated persons, of two or more families sharing a dwelling, or of one person living alone. Every person is a member of some household and the number of households equals the number of occupied dwellings.

"CROWDED" DWELLING - For census purposes, a "crowded" dwelling is defined as one in which the number of persons exceeds the number of rooms occupied.

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CONDITION OF DWELLINGS (IN NEED OF MAJOR REPAIR) - A dwelling is classified as in need of major repair if it is in a seriously run-down or neglected condition and shows one or more major structural deficiencies.

TENURE - A dwelling is classified as "owned" (even though mortgaged) if it belongs to some member of the household; otherwise, it is classified as "rented" whether or not a specified rent is paid.

EXCLUSIVE USE OF FACILITIES - The members of a household are considered to have exclusive use of facilities if these facilities are not shared by members of any other household.

MORTGAGES - Applies to owner-occupied single detached dwellings, only.

VALUE - Figures for "value" relate to single detached, owner-occupied dwellings only, and are based on the amount expected if the dwelling were sold to a willing buyer. The "median" value has been based on the number of occupied dwellings with "stated" value.

RENTS - Rents apply to all rented non-farm dwellings regardless of type. Contract rent refers to the amount of cash (or contract) rent paid or payable for the month of May, 1961. It may or may not cover such items as furniture, fuel, electricity, water or private garage. Gross rent refers to the amount of cash rent paid or payable for the month of May, 1961, plus any additional amount paid for the services such as water, electricity, gas or fuel in the same period.

WAGE AND SALARY INCOME - By wage and salary income is meant the total amount of money received by wage earners (self-employed and unpaid family workers are not included) as cash wages and salary, Armed Forces' and Reserve Units' pay, commission, tips or piece-rate payments from all employers during the 12 months prior to June, 1961, before deductions of such items as income tax, unemployment insurance, medical plans, union dues, pension plans or insurance plans. Value of free room and board and reimbursement for travel or other expenses are not included.

ESTIMATED FIGURES BASED ON 20% SAMPLE - In Tables (g), (h), (i) and (j) the figures estimated by D.B.S. were based on a 20% sample. The totals in these Tables are different from other Tables in which 100% figures are used.

Table (a)

Condition of Residential Properties, Project Areas

Project Areas	Condition of Residential Properties: Good No.	Good %	Fair No.	Fair %	Poor No.	Poor %	Total No. of Residential Properties No.	Bldg. Assessment in Poor Building (residential) $	Lot Area of Poor Properties (residential) Sq.Ft.	Lot Area of Total Properties (residential) Sq.Ft.
1. Riverdale 1	15	1.0	1,281	83.0	246	16.0	1,542	357,300	389,100	2,734,900
2. Riverdale 2	4	0.5	549	71.0	221	28.5	774	393,300	440,700	1,606,400
3. Duke-Duchess	2	0.4	128	27.0	338	72.0	468	375,200	468,500	626,600
4. Don 1	26	8.0	181	55.0	120	37.0	327	138,200	159,900	780,500
5. Don 2	26	2.0	833	76.0	240	22.0	1,099	498,300	609,400	2,982,300
6. Don 3	35	3.0	1,059	83.0	171	14.0	1,265	250,900	283,000	3,306,500
7. Downtown	8	2.0	210	50.0	198	48.0	416	513,600	355,600	785,700
8. Spadina	85	15.0	425	74.0	61	11.0	571	113,100	126,500	1,555,700
9. Grange Park	26	7.0	298	74.0	75	19.0	399	112,800	129,800	846,100
10. Harbour 1	0	-	64	65.0	35	35.0	99	65,400	76,900	197,900
11. Harbour 2	0	-	84	70.0	36	30.0	120	45,100	62,100	189,000
12. Harbour 3	0	-	78	73.0	29	27.0	107	44,500	49,100	178,100
13. Alexandra Park	51	9.0	412	69.0	133	22.0	596	165,400	220,200	1,116,200
14. Kensington	47	7.0	446	71.0	135	21.0	628	194,100	215,700	1,194,700
15. Gore Vale	152	8.0	1,582	83.0	176	9.0	1,910	207,800	286,600	4,000,900
16. Niagara	42	6.0	413	55.0	288	39.0	743	359,900	444,300	1,255,100
17. Trinity	65	8.0	665	78.0	116	14.0	846	159,500	228,100	1,991,900
18. Dufferin 2	190	19.0	742	73.0	81	8.0	1,013	144,800	164,500	2,210,400
19. Dufferin 1	104	13.0	565	73.0	107	14.0	776	225,000	205,300	1,488,700
20. Junction	277	44.0	226	36.0	127	20.0	630	245,200	264,700	2,066,000
21. Marlborough	91	13.0	552	79.0	58	8.0	701	77,100	78,600	1,540,800
TOTAL	1,246	8.0	10,793	72.0	2,991	20.0	15,030	4,686,500	5,070,500	32,654,400

Source: City of Toronto Planning Board Data Sheets Survey.

Table (b)

Dwelling Characteristics, Project Areas and City

Project Areas	Total No. of Dwellings	Dwellings Built: Before 1920 No.	%	Dwellings Built: After 1945 No.	%	Dwellings in Need of Major Repair No.	%	Non-Exclusive Use: Bath or Shower No.	%	Non-Exclusive Use: Flush Toilet No.	%	Dwellings Without Furnace No.	%	Owner-Occupied Dwellings No.	%	Tenant Occupied Dwellings No.	%	Over-Crowded Dwellings No.	%	Dwellings with Lodgers No.	%
1. Riverdale 1	1,750	1,590	91.0	*		174	10.0	303	17.0	361	20.5	152	8.5	1,170	67.0	580	33.0	430	24.5	597	34.0
2. Riverdale 2	874	732	84.0	*		112	13.0	169	19.0	170	19.0	*		472	54.0	402	46.0	200	23.0	242	28.0
3. Duke-Duchess	605	575	95.0	-	-	103	17.0	174	29.0	185	30.5	204	33.5	253	42.0	352	58.0	171	28.0	203	33.5
4. Don 1	2,527	376	15.0	1,945	77.0	*		130	5.0	136	5.5	262	10.0	140	5.5	2,387	94.5	652	26.0	102	4.0
5. Don 2	2,185	2,009	92.0	*		171	8.0	1,188	54.0	1,197	55.0	*		647	29.5	1,538	70.5	475	22.0	560	26.0
6. Don 3	2,147	1,852	86.0	*		104	5.0	957	44.5	983	45.5	129	6.0	925	43.0	1,222	57.0	429	20.0	432	20.0
7. Downtown	1,558	1,269	81.5	*		297	19.0	1,010	65.0	1,092	70.0	*		130	8.0	1,428	92.0	210	13.5	254	16.0
8. Spadina	1,398	1,260	90.0	*		200	14.0	873	62.0	900	64.0	*		493	35.0	905	64.5	251	18.0	336	24.0
9. Grange Park	689	654	95.0	-	-	*		342	49.5	312	45.0	*		300	43.5	389	56.5	132	19.0	287	41.5
10.) 11.) Harbour 12.)	470	455	97.0	*		100	21.0	181	38.5	225	48.0	*		179	38.0	291	62.0	129	27.5	237	50.5
13. Alexandra Park	807	722	89.5	*		*		115	14.0	150	18.5	114	14.0	437	54.0	370	46.0	191	24.0	457	57.0
14. Kensington	868	793	91.5	*		172	20.0	166	19.0	136	15.5	*		506	58.0	362	42.0	217	25.0	460	53.0
15. Gore Vale	2,357	1,931	82.0	*		173	7.4	551	23.5	485	20.5	276	11.5	1,712	73.0	645	27.5	673	28.5	1,151	49.0
16. Niagara	877	822	94.0	-	-	106	12.0	208	24.0	233	26.5	158	18.0	584	66.5	293	33.5	188	21.5	339	38.5
17. Trinity	1,141	1,075	94.0	*		140	12.0	342	30.0	235	20.5	*		817	71.5	324	28.5	221	19.5	485	42.5
18. Dufferin 2	1,628	1,526	93.5	*		124	7.5	777	48.0	696	43.0	302	18.5	1,009	62.0	621	38.0	274	17.0	426	26.0
19. Dufferin 1	1,255	1,007	80.0	105	8.5	*		360	29.0	373	30.0	*		681	54.0	574	46.0	258	20.5	143	11.5
20. Junction	966	758	78.5	*		*		166	17.0	200	21.0	*		518	53.5	448	46.5	110	11.5	329	34.0
21. Marlborough	991	823	83.0	*		*		177	18.0	165	16.5	*		424	43.0	567	57.0	104	10.5	326	33.0
TOTAL	25,093	20,229	80.5	2,454	9.8	2,359	9.4	8,190	32.5	8,234	33.0	2,265	9.0	11,397	45.0	13,698	54.5	5,315	21.0	7,366	29.0
CITY	172,864	94,391	54.5	23,334	13.5	6,129	3.5	26,853	15.5	28,704	16.5	5,115	3.0	97,407	56.0	75,402	43.5	21,738	12.5	45,383	26.0

Source: D.B.S. Census, 1961.

* Figures less than 100 are not shown, but are included in the totals.

Table (c)

Population Characteristics, Project Areas and City

Project Areas	Population			No. of Persons in Families		No. of Independent Single Persons		Average Wage and Salary Income			Males Unemployed	
	Male	Female	Total	No.	%	No.	%	Per Family $	Per Male $	Per Female $	No.	% of Male Labour Force
1. Riverdale 1	4,454	4,211	8,665	7,367	83.2	692	7.8	4,107	2,983	1,719	182	7.6
2. Riverdale 2	2,085	1,952	4,037	3,453	85.4	323	8.4	4,187	3,152	1,671	72	6.6
3. Duke-Duchess	1,749	1,396	3,145	2,469	78.3	343	10.9	3,498	2,603	1,512	95	11.0
4. Don 1	5,597	5,738	11,335	10,662	93.4	352	3.1	3,665	2,985	1,771	110	5.2
5. Don 2	5,620	3,727	9,347	5,687	60.7	2,105	22.5	3,518	2,440	1,790	520	16.5
6. Don 3	3,999	3,812	7,811	6,304	81.0	880	11.2	4,014	2,999	1,866	142	6.4
7. Downtown	2,722	2,445	5,167	1,995	38.5	2,064	39.8	3,437	2,550	1,906	195	12.5
8. Spadina	2,718	2,201	4,919	3,365	68.3	1,006	20.4	3,286	2,504	2,059	115	7.2
9. Grange Park	2,009	1,229	3,238	1,927	59.4	820	25.3	3,376	2,549	1,848	130	11.5
10.) 11.) 12.) Harbour	1,688	1,155	2,843	1,969	69.2	477	16.8	3,364	2,396	1,540	123	13.5
13. Alexandra Park	2,601	1,782	4,383	3,128	72.0	750	17.1	3,495	2,536	1,594	245	15.6
14. Kensington	2,906	2,588	5,494	4,136	75.0	878	16.0	3,140	2,351	1,607	142	9.0
15. Gore Vale	7,385	6,007	13,392	10,937	81.5	1,566	11.7	3,505	2,619	1,538	375	8.6
16. Niagara	2,513	1,989	4,502	3,623	80.5	554	12.3	3,811	2,838	1,713	128	9.0
17. Trinity	3,189	2,812	6,001	4,892	81.4	710	11.8	4,008	2,934	1,728	147	8.0
18. Dufferin 2	3,494	3,327	6,821	5,644	82.7	706	10.3	4,011	2,991	1,861	75	4.0
19. Dufferin 1	2,526	2,413	4,939	4,383	88.7	376	7.6	3,993	3,009	1,876	95	7.0
20. Junction	2,236	2,135	4,371	3,515	80.3	593	13.5	4,911	3,369	2,241	79	6.0
21. Marlborough	1,880	2,242	4,122	2,687	65.2	905	21.9	4,579	3,329	2,284	58	5.0
TOTAL	61,371	53,161	114,532	88,143	76.9	16,100	14.0	3,799	2,780	1,811	3,028	9.0
CITY	329,806	342,601	672,407	522,934	77.7	97,872	14.5	4,972	3,583	2,323	10,103	5.0

Source: D.B.S. Census, 1961.

Table (d)

Population by Age Group and Marital Status, Project Areas and City

Project Areas	Population	AGE 0-4 Years No.	%	5-19 Years No.	%	20-34 Years No.	%	35-64 Years No.	%	65 + Years No.	%	MARITAL STATUS All Single No.	%	Single 15+ No.	%	Married No.	%
1. Riverdale 1	8,665	1,030	11.8	2,466	28.5	1,729	20.0	2,733	31.5	707	8.2	4,249	49.0	1,345	15.5	3,881	44.5
2. Riverdale 2	4,037	474	11.7	1,189	29.5	779	19.3	1,274	31.5	321	8.0	1,996	49.5	626	15.5	1,801	44.5
3. Duke-Duchess	3,145	399	12.7	933	29.7	550	17.5	1,000	31.8	263	8.4	1,686	53.5	559	17.5	1,287	41.0
4. Don 1	11,335	1,768	15.6	4,335	38.2	1,860	16.4	2,696	23.8	676	6.0	6,574	58.0	1,211	10.5	4,225	37.0
5. Don 2	9,347	817	8.7	1,491	16.0	1,928	20.8	3,952	42.0	1,159	12.5	4,400	47.0	2,523	27.0	4,123	44.0
6. Don 3	7,811	830	10.5	1,857	23.7	1,714	22.0	2,643	34.0	767	9.8	3,624	46.5	1,414	18.0	3,646	46.5
7. Downtown	5,167	261	5.0	845	16.5	1,486	28.5	1,693	33.0	882	17.0	2,805	54.0	2,185	42.0	1,937	37.5
8. Spadina	4,919	502	10.2	782	15.9	1,347	27.4	1,711	34.8	577	11.7	2,314	47.0	1,190	24.0	2,264	46.0
9. Grange Park	3,238	289	8.9	502	15.5	689	21.3	1,314	40.6	444	13.7	1,604	49.5	948	29.0	1,365	42.0
10.) 11.) 12.) Harbour	2,843	323	11.4	718	25.3	486	17.1	1,061	37.3	255	9.0	1,522	53.5	639	22.5	1,137	40.0
13. Alexandra Park	4,383	417	9.5	916	20.9	845	19.3	1,808	41.3	397	9.1	2,118	48.0	992	22.5	1,988	45.0
14. Kensington	5,494	616	11.2	1,253	22.8	1,456	26.5	1,724	31.4	445	8.1	2,698	49.0	1,156	21.0	2,496	45.0
15. Gore Vale	13,392	1,498	11.0	3,075	23.0	3,085	23.0	4,709	35.0	1,025	7.6	6,300	47.0	2,482	18.5	6,427	48.0
16. Niagara	4,502	491	10.9	1,144	25.4	858	19.1	1,667	37.0	342	7.6	2,265	50.0	907	20.0	1,984	44.0
17. Trinity	6,001	628	10.5	1,469	24.5	1,280	21.3	2,191	36.5	433	7.2	2,870	48.0	1,1'9	18.5	2,757	46.0
18. Dufferin 2	6,821	786	11.5	1,625	23.8	1,557	22.8	2,345	34.4	508	7.4	3,182	46.5	1,149	17.0	3,215	47.0
19. Dufferin 1	4,939	660	13.4	1,291	26.1	1,080	21.9	1,596	32.3	312	6.3	2,377	48.0	715	14.5	2,318	47.0
20. Junction	4,371	448	10.2	964	22.1	1,061	24.3	1,424	32.6	474	10.8	2,033	46.0	885	20.0	2,038	46.5
21. Marlborough	4,122	347	8.4	738	17.9	1,021	24.8	1,283	31.1	733	17.8	2,000	48.5	1,110	27.0	1,622	39.0
TOTAL	114,532	12,584	11.0	27,593	24.0	24,811	21.5	38,824	34.0	10,720	9.4	56,617	49.5	23,155	20.0	50,511	44.0
CITY	672,407	61,610	9.0	134,199	20.0	160,632	24.0	241,020	36.0	74,946	11.0	300,524	44.5	142,517	21.0	319,411	47.5

Source: D.B.S. Census, 1961.

Table (e)

Families by Number of Children, Project Areas and City

	Project Areas	Total No. of Families	CHILDREN 0	1-2	3-4	5 +	Average Children per Family
1.	Riverdale 1	1,976	609	809	380	178	1.8
2.	Riverdale 2	926	290	369	194	73	1.8
3.	Duke-Duchess	603	160	229	122	92	2.2
4.	Don 1	2,381	421	855	708	397	2.6
5.	Don 2	1,780	766	692	244	78	1.2
6.	Don 3	1,856	677	795	286	98	1.4
7.	Downtown	658	331	222	78	27	1.0
8.	Spadina	1,053	407	484	136	26	1.2
9.	Grange Park	589	243	238	79	29	1.3
10.) 11.) 12.)	Harbour	492	135	194	87	76	2.1
13.	Alexandra Park	910	301	420	145	44	1.5
14.	Kensington	1,192	361	572	206	53	1.5
15.	Gore Vale	3,135	952	1,521	547	115	1.5
16.	Niagara	993	289	459	181	64	1.7
17.	Trinity	1,410	442	651	260	57	1.5
18.	Dufferin 2	1,624	527	735	290	72	1.5
19.	Dufferin 1	1,210	351	569	222	68	1.6
20.	Junction	1,053	387	475	155	36	1.3
21.	Marlborough	829	338	339	116	36	1.3
	TOTAL	24,670	7,987	10,628	4,436	1,619	1.6
	CITY	162,916	65,803	70,899	21,468	4,746	1.2

Source: D.B.S. Census, 1961.

Table (f)

Size of Families by Number of Persons, Project Areas and City

Project Areas	Total Families	2 Persons		3 Persons		4 Persons		5 Persons		6 Persons		7 Persons		8 Persons		9 + Persons		Average Persons Per Family
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
1. Riverdale 1	1,976	669	34.0	393	20.0	374	18.9	227	11.5	137	6.9	86	4.3	42	2.1	48	2.4	3.7
2. Riverdale 2	926	304	32.8	185	20.0	181	19.5	108	11.7	78	8.4	38	4.1	14	1.5	18	1.9	3.7
3. Duke-Duchess	603	178	29.5	124	20.5	92	15.3	72	12.0	50	8.3	38	6.3	20	3.3	29	4.8	4.1
4. Don 1	2,381	517	21.7	360	15.1	438	18.2	406	17.0	279	11.7	167	7.0	104	4.4	110	4.6	4.5
5. Don 2	1,780	840	47.2	358	20.1	283	15.9	146	8.2	77	4.3	40	2.2	18	1.1	18	1.1	3.2
6. Don 3	1,856	710	38.3	435	23.5	350	18.9	179	9.6	87	4.7	49	2.6	23	1.2	23	1.2	3.4
7. Downtown	658	346	52.5	128	19.4	89	13.5	47	7.1	23	3.5	15	2.3	6	0.9	4	0.6	3.0
8. Spadina	1,053	434	41.0	278	26.3	181	17.3	81	7.7	49	4.6	14	1.3	7	0.7	9	0.8	3.2
9. Grange Park	589	265	45.0	108	18.3	114	19.3	53	9.0	21	3.6	12	2.0	7	1.2	9	1.5	3.3
10.) 11.) 12.) Harbour	492	162	33.0	96	19.5	78	15.9	49	10.0	37	7.5	29	5.9	20	4.1	21	4.3	4.0
13. Alexandra Park	910	334	36.7	204	22.4	188	20.7	99	10.9	42	4.6	16	1.8	17	1.9	10	1.1	3.4
14. Kensington	1,192	396	33.2	295	24.7	251	21.0	141	11.8	56	4.7	27	2.3	18	1.5	8	0.7	3.5
15. Gore Vale	3,135	985	31.4	790	25.2	703	22.4	368	11.7	168	5.4	65	2.0	35	1.1	21	0.7	3.5
16. Niagara	993	319	32.1	211	21.2	216	21.7	113	11.4	72	7.2	37	3.7	9	0.9	16	1.6	3.6
17. Trinity	1,410	480	34.0	337	23.9	280	19.8	178	12.6	80	5.7	28	2.0	14	1.0	13	0.9	3.5
18. Dufferin 2	1,624	547	33.7	388	23.8	335	20.6	213	13.1	73	4.5	39	2.4	11	4.7	18	1.1	3.5
19. Dufferin 1	1,210	364	30.0	268	22.1	295	24.3	139	11.5	78	6.4	38	3.1	15	1.2	13	1.1	3.6
20. Junction	1,053	398	37.5	236	22.4	225	21.3	114	10.8	44	4.2	18	1.7	12	1.1	6	0.6	3.3
21. Marlborough	829	352	42.3	186	22.4	151	18.2	76	9.1	30	3.6	19	2.3	7	0.8	8	1.0	3.2
. TOTAL	24,670	8,600	34.8	5,380	21.8	4,824	19.5	2,809	11.4	1,481	6.0	775	3.1	399	1.6	402	1.6	3.6
CITY	162,916	67,521	41.4	39,128	24.0	30,455	18.7	14,766	9.0	6,332	3.9	2,586	1.6	1,172	0.7	956	0.6	3.2

Source: D.B.S. Census, 1961.

Table (g)

Dwelling Characteristics,
Classified by Period of Construction of Dwellings, City of Toronto

	Before 1920	1920-1945	1946-1959	1960-1961
Total Dwellings	94,391	55,084	20,412	2,922
Type of Dwelling[1]				
Single Detached	24,939	22,503	1,779	-
Single Attached	42,899	16,246	1,232	-
Apartments	26,548	16,335	17,386	2,769
Tenure				
Owned	57,871	36,505	2,807	224
Rented	36,520	18,579	17,605	2,698
Persons per Room				
1 or Less	78,946	50,661	18,817	2,647
Over 1	15,445	4,423	1,595	275
Average	.70	.61	.67	.71
Rooms - Average	5.9	5.7	3.8	3.3
Bedroom - Average	2.8	2.6	1.6	1.3
Condition of Dwelling				
No Major Repairs	88,921	54,450	20,392	2,917
Major Repairs	5,470	634	-	-
Period of Construction				
Pre 1920	94,391			
1920-45		55,084		
1946-59			20,412	
1960-61				2,922
Length of Occupancy				
Under 1 year	14,715	7,041	5,577	2,408
1- 5 years	31,654	18,194	12,047	514
6-10 "	15,183	10,432	2,118	
11 + "	32,839	19,417	670	
Heating Equipment				
Furnace	90,467	54,310	20,065	2,907
Other	3,924	774	347	-
Water Supply				
Piped	94,162	55,068	20,407	2,917
Not Piped	229	-	-	-

(Cont'd.)

APPENDIX (1)
Table (g)
cont'd

Dwelling Characteristics,
Classified by Period of Construction of Dwellings, City of Toronto

	Before 1920	1920-1945	1946-1959	1960-1961
Bath Facilities				
Installed Exclusive	72,958	50,170	20,007	2,876
Installed Shared	20,288	4,735	370	*
Other	1,145	179	*	*
Toilet Facilities				
Flush Exclusive	72,863	48,957	19,541	2,799
Flush Shared	21,471	6,047	871	118
Other	*	*	-	*
Persons per Household				
1	10,698	7,214	5,224	680
2-3	34,972	25,090	11,402	1,803
4-5	24,566	14,665	2,595	386
6 +	24,155	8,115	1,191	-
Total	393,857	191,814	51,097	6,811
Average	4.17	3.48	2.50	2.33
Lodgers per Household				
None	63,428	43,374	18,032	2,597
1	10,034	4,889	1,451	252
2	6,809	3,128	563	-
3 +	14,120	3,693	366	-
Earnings				
Wage Earner Heads	62,041	36,900	14,889	2,293
Average Earnings	$3,515	$4,518	$4,968	$4,248
Mortgage[2]				
With	9,567	9,418	775	*
Without	11,549	11,120	769	*
Median Value	16,188	18,919	19,802	18,833
Average Contract Rent[3]	$87	$100	$122	$116
Average Gross Rent	$98	$109	$125	$119
Automobiles[4]				
1	39,997	28,695	10,430	1,558
2 +	6,107	4,603	1,059	-
None	48,287	21,786	8,923	1,288

Source: D.B.S. Census, 1961.
[1] Figures for Mobile Units are omitted.
[2] Figures for Mortgage and Median Value apply to single detached, owner-occupied dwellings only.
[3] Figures for Rent apply to tenant-occupied dwellings only.
[4] Figures for Automobiles apply to total dwellings.
* Less than 100.

Table (h)

Dwelling Characteristics,
Classified by Condition of Dwelling, 1961*, City of Toronto

	Total Dwellings	No Major Repairs	Major Repairs
Total Dwellings	172,809	166,680	6,129
Average Rooms	5.6	5.6	5.4
Average Bedrooms	2.6	2.6	2.6
Length of Occupancy			
Under 1	29,741	28,186	1,555
1- 5	62,409	60,000	2,409
6-10	27,733	26,982	751
11 +	52,926	51,512	1,414
Mortgage			
With	19,810	19,401	409
Without	23,453	23,106	347
Water Supply			
Piped	172,554	166,445	6,109
Not Piped	255	235	+
Heating Equipment			
Furnace	167,749	162,495	5,254
Other	5,060	4,185	875
Bath Facilities			
Installed Exclusive	146,011	141,778	4,233
Installed Shared	25,434	23,805	1,629
Other	1,364	1,097	267
Toilet Facilities			
Flush Exclusive	144,160	139,719	4,441
Flush Shared	28,507	26,834	1,673
Other	142	127	+
Automobiles			
One	80,680	78,713	1,967
Two	11,845	11,591	254
None	80,284	76,376	3,908

(Cont'd.)

APPENDIX (1)
Table (h)
cont'd

Dwelling Characteristics,
Classified by Condition of Dwelling, 1961*, City of Toronto

	Total Dwellings	No Major Repairs	Major Repairs
Persons per Household			
1	23,816	22,931	885
2-3	73,267	71,599	1,668
4-5	42,212	40,618	1,594
6 +	33,514	31,532	1,982
Total	643,579	615,327	28,252
Average	3.72	3.69	4.61
Lodgers per Household			
None	127,431	123,066	4,365
1	16,626	16,097	529
2	10,549	10,157	392
3 +	18,203	17,360	843

Source: D.B.S. Census, 1961.

* Applies to single detached, owner-occupied dwellings only.
+ Less than 100.

Table (i)

Dwelling Characteristics,
Classified by Earnings of Household Heads, City of Toronto

	Total Wage Earning Household Heads	Under $2,000	$2,000 to $2,999	$3,000 to $3,999	$4,000 to $4,999	$5,000 to $5,999	$6,000 to $6,999	$7,000 to $9,999	$10,000 and over	Not Stated
Total Wage Earning Heads	117,068	13,589	19,336	31,260	22,803	11,003	5,095	5,435	4,153	4,394
Type of Dwelling [1]										
Single Detached	30,960	2,978	4,278	7,381	6,186	3,225	1,469	2,082	2,265	1,096
Single Attached	41,354	5,493	7,836	12,343	8,609	3,426	1,145	784	177	1,541
Apartment	44,729	5,118	7,217	11,526	8,003	4,352	2,481	2,569	1,711	1,752
Tenure										
Owned	61,001	6,690	10,090	16,171	12,445	5,885	2,322	2,724	2,468	2,206
Rented	56,067	6,899	9,246	15,089	10,358	5,118	2,773	2,711	1,685	2,188
Persons per Room										
1.0 or less	98,806	10,701	15,122	25,440	19,710	9,971	4,803	5,308	4,089	3,662
1.1 or more	18,262	2,888	4,214	5,820	3,093	1,032	292	127	-	732
Average	.74	.78	.80	.78	.75	.68	.62	.58	.52	.72
Average Rooms	5.4	5.2	5.2	5.4	5.4	5.4	5.2	5.6	6.5	5.7
Average Bedrooms	2.5	2.5	2.5	2.5	2.5	2.5	2.3	2.5	3.1	2.7
Condition of Dwelling										
No Major Repairs	113,083	12,757	18,472	30,096	22,134	10,864	5,027	5,407	4,138	4,188
Major Repairs	3,985	832	864	1,164	669	139	-	-	-	206
Period of Construction										
Pre 1920	62,546	8,929	12,015	18,384	12,026	4,638	1,783	1,390	787	2,594
1920-45	37,200	3,418	5,076	8,830	7,778	4,260	2,057	2,447	2,137	1,197
1946-59	15,010	1,067	1,838	3,423	2,557	1,860	1,112	1,453	1,151	549
1960-61	2,312	175	407	623	442	245	143	145	-	-

Dwelling Characteristics,
Classified by Earnings of Household Heads, City of Toronto

	Total Wage Earning Household Heads	Under $2,000	$2,000 to $2,999	$3,000 to $3,999	$4,000 to $4,999	$5,000 to $5,999	$6,000 to $6,999	$7,000 to $9,999	$10,000 and over	Not Stated
Length of Occupancy										
Under 1	23,831	3,705	4,617	6,440	3,931	1,890	950	855	554	889
1- 5	48,469	5,167	8,423	13,669	9,307	4,268	1,916	2,282	1,703	1,734
6-10	19,742	1,935	2,872	5,351	4,506	1,964	863	851	697	703
11 +	25,026	2,782	3,424	5,800	5,059	2,881	1,366	1,447	1,199	1,068
Heating Equipment										
Furnace	113,700	13,061	18,621	30,195	22,235	10,803	5,035	5,381	4,123	4,246
Other	3,368	528	715	1,065	568	200	-	-	-	148
Water Supply										
Piped	116,953	13,549	19,298	31,234	22,792	11,003	5,095	5,435	4,153	4,394
Not Piped	115	-	-	-	-	-	-	-	-	-
Bath Facilities										
Installed Exclusive	98,136	9,943	14,833	25,571	19,784	10,130	4,878	5,315	4,143	3,539
Installed Shared	18,139	3,415	4,307	5,487	2,940	821	212	116	-	836
Other	793	231	196	202	-	-	-	-	-	-
Toilet Facilities										
Flush Exclusive	96,992	10,075	14,832	25,335	19,374	9,953	4,754	5,218	3,987	3,464
Flush Shared	19,958	3,497	4,504	5,893	3,386	1,040	330	212	166	930
Other	118	-	-	-	-	-	-	-	-	-
Persons per Household										
1	13,248	2,085	2,925	2,990	1,559	944	706	472	443	1,124
2-3	46,221	5,139	6,885	11,486	9,000	4,945	2,486	2,727	1,866	1,687
4-5	31,442	3,008	4,562	8,467	7,074	3,269	1,385	1,672	1,404	601
6 +	26,157	3,357	4,964	8,317	5,170	1,845	518	564	440	982
Total	464,403	54,583	79,371	132,442	93,211	40,684	16,226	18,360	13,977	15,549
Average	3.96	4.01	4.10	4.23	4.08	3.69	3.18	3.37	3.36	3.53

Dwelling Characteristics,
Classified by Earnings of Household Heads, City of Toronto

	Total Wage Earning Household Heads	Under $2,000	$2,000 to $2,999	$3,000 to $3,999	$4,000 to $4,999	$5,000 to $5,999	$6,000 to $6,999	$7,000 to $9,999	$10,000 and over	Not Stated
Lodgers per Household										
None	85,911	9,089	12,740	21,591	17,111	8,802	4,378	4,978	3,984	3,238
1	10,871	1,399	2,038	3,123	2,108	980	423	272	123	405
2	7,239	1,001	1,523	2,272	1,408	500	173	-	-	244
3 +	13,047	2,100	3,035	4,274	2,176	721	121	-	-	507
Average Earnings	$4,014	$1,134	$2,448	$3,402	$4,313	$5,239	$6,275	$7,861	$12,782	...
Mortgage[2]										
Yes	14,934	1,218	2,130	3,758	3,094	1,574	594	1,021	1,140	405
No	11,163	1,113	1,381	2,399	2,119	1,207	599	922	1,028	395
Median Value	$17,132	$15,872	$16,007	$16,181	$15,823	$16,970	$18,759	$20,675	$27,900	$19,639
Tenant	55,608	6,781	9,001	15,149	10,457	5,092	2,725	2,812	1,685	1,906
Average Contract Rent[3]	$ 98	$86	$87	$93	$97	$106	$113	$126	$169	$98
Average Gross Rent	$106	$93	$95	$101	$106	$114	$120	$133	$175	$107
Automobile[4]										
One	59,234	4,306	7,082	14,431	13,558	7,331	3,584	4,049	2,966	1,927
Two	8,030	578	839	1,749	1,622	963	500	547	908	324
None	49,804	8,705	11,415	15,080	7,623	2,709	1,011	839	279	2,143

Source: D.B.S. Census, 1961.
Note: [1] Figures for mobile units are omitted.
[2] Figures for mortgage and median value, apply to single detached, owner-occupied dwellings only.
[3] Figures for rent, apply to tenant-occupied dwellings only.
[4] Figures for automobiles, apply to total dwellings.
... Not applicable.

Table (j)

Dwelling Characteristics,
Classified by Tenure and by Dwelling Types, City of Toronto

	All Dwellings	Owned	Rented	Single Detached	Owned	Rented	Single Attached	Owned	Rented	Apart. & Flat	Owned	Rented
Total Dwellings	172,809	97,407	75,402	49,296	43,298	5,998	60,450	47,136	13,314	63,038	6,948	56,090
Type of Dwelling[1]												
Single Detached	49,296	43,298	5,998	49,296	43,298	5,998						
Single Attached	60,450	47,136	13,314				60,450	47,136	13,314			
Apartment	63,038	6,948	56,090							63,038	6,948	56,090
Tenure												
Owned	97,407	97,407		43,298	43,298		47,136	47,136		6,948	6,948	
Rented	75,402		75,402	5,998		5,998	13,314		13,314	56,090		56,090
Persons per Room												
1.0 or less	151,071	85,894	65,177	44,645	39,870	4,775	49,807	39,790	10,017	56,594	6,209	50,385
1.1 or more	21,738	11,513	10,225	4,651	3,428	1,223	10,643	7,346	3,297	6,444	739	5,705
Average	.67	.64	.74	.60	.58	.77	.73	.70	.83	.68	.60	.69
Average Rooms	5.6	6.7	4.1	6.9	7.0	5.9	6.4	6.6	5.7	3.7	5.5	3.5
Average Bedrooms	2.6	3.2	1.8	3.3	3.4	2.9	3.2	3.2	2.9	1.5	2.4	1.4
Condition of Dwelling												
No Major Repairs	166,680	95,027	71,653	48,142	42,542	5,600	57,509	45,698	11,811	61,004	6,762	54,242
Major Repairs	6,129	2,380	3,749	1,154	756	398	2,941	1,438	1,503	2,034	186	1,848
Period of Construction												
Pre 1920	94,391	57,871	36,520	24,939	21,136	3,803	42,899	32,597	10,302	26,548	4,133	22,415
1920-45	55,084	36,505	18,579	22,503	20,553	1,950	16,246	13,923	2,323	16,335	2,029	14,306
1946-59	20,412	2,807	17,605	1,779	1,544	235	1,232	574	658	17,386	674	16,712
1960-61	2,922	224	2,698	*	*	*	*	*	*	2,769	112	2,657

Dwelling Characteristics,
Classified by Tenure and by Dwelling Types, City of Toronto

	All Dwellings	Owned	Rented	Single Detached	Owned	Rented	Single Attached	Owned	Rented	Apart. & Flat	Owned	Rented
Length of Occupancy												
Under 1	29,741	4,996	24,745	4,063	2,159	1,904	6,616	2,360	4,256	19,052	467	18,585
1- 5	62,409	27,116	35,293	14,301	11,573	2,728	19,022	13,117	5,905	29,076	2,416	26,660
6-10	27,733	20,084	7,649	9,313	8,645	668	11,490	10,122	1,368	6,930	1,317	5,613
11 +	52,926	45,211	7,715	21,619	20,921	698	23,322	21,537	1,785	7,980	2,748	5,232
Heating Equipment												
Furnace	167,749	94,851	72,898	48,131	42,540	5,591	57,842	45,571	12,271	61,761	6,725	55,036
Other	5,060	2,556	2,504	1,165	758	407	2,608	1,565	1,043	1,277	223	1,054
Water Supply												
Piped	172,554	97,402	75,152	49,296	43,298	5,998	60,440	47,136	13,304	62,798	6,948	55,850
Not Piped	255	*	250	-	-	-	*	-	*	240	-	240
Bath Facilities												
Installed Exclusive	146,011	82,594	63,417	42,841	38,222	4,619	47,992	38,463	9,529	55,163	5,894	49,269
Installed Shared	25,434	14,343	11,091	6,218	4,915	1,303	11,974	8,440	3,534	7,237	983	6,254
Other	1,364	470	894	237	161	*	484	233	251	638	*	567
Toilet Facilities												
Flush Exclusive	144,160	81,562	62,598	42,198	37,604	4,594	47,889	38,173	9,716	54,058	5,770	48,288
Flush Shared	28,507	15,776	12,731	7,009	5,630	1,379	12,551	8,963	3,588	8,942	1,178	7,764
Other	142	*	*	*	*	*	*	-	*	*	-	*
Persons per Household												
1	23,816	7,001	16,815	3,713	3,235	478	3,778	2,851	927	16,320	910	15,410
2-3	73,267	37,431	35,836	19,561	17,714	1,847	19,906	16,129	3,777	33,785	3,573	30,212
4-5	42,212	27,921	14,291	14,390	12,394	1,996	18,010	13,863	4,147	9,807	1,659	8,148
6 +	33,514	25,054	8,460	11,632	9,955	1,677	18,756	14,293	4,463	3,126	806	2,320
Total	643,579	416,609	226,970	204,071	177,015	27,056	279,809	216,645	63,164	159,639	22,889	136,750
Average	3.72	4.28	3.01	4.14	4.09	4.51	4.63	4.60	4.74	2.53	3.29	2.44

Dwelling Characteristics,
Classified by Tenure and by Dwelling Types, City of Toronto

	All Dwellings	Owned	Rented	Single Detached	Owned	Rented	Single Attached	Owned	Rented	Apart. & Flat	Owned	Rented
Lodgers per Household												
None	127,431	64,706	62,725	34,217	30,014	4,203	38,044	28,923	9,121	55,150	5,749	49,401
1	16,626	10,076	6,550	4,863	4,273	590	6,684	5,293	1,391	5,079	510	4,569
2	10,549	8,032	2,517	3,620	3,278	342	5,365	4,508	857	1,564	246	1,318
3 +	18,203	14,593	3,610	6,596	5,733	863	10,357	8,412	1,945	1,245	443	802
Earnings												
Wage Earner Heads	116,123	60,509	35,614	30,710	26,107	4,603	41,020	30,935	10,085	44,368	3,442	40,926
Average Earnings	$4,037	$4,089	$3,981	$4,628	$4,759	$3,883	$3,467	$3,521	$3,300	$4,155	$4,114	$4,159
Mortgage[2]												
With	19,810	19,810		19,810	19,810							
Without	23,453	23,453		23,453	23,453							
Median Value	17,523	17,523		17,523	17,523							
Tenant-Occupied	75,386	-	75,386	5,998	-	5,998	13,314	-	13,314	56,074	-	56,074
Average Contract Rent[3]	$ 99	-	$ 99	$ 98	-	$ 98	$ 89	-	$ 89	$102	-	$102
Average Gross Rent	$108	-	$108	$118	-	$118	$108	-	$108	$107	-	$107
Automobiles[4]												
One	80,680	48,170	32,510	25,605	22,784	2,821	26,959	21,503	5,456	28,096	3,863	24,233
Two +	11,845	9,084	2,761	5,934	5,378	556	3,918	3,156	762	1,993	550	1,443
None	80,284	40,153	40,131	17,757	15,136	2,621	29,573	22,477	7,096	32,949	2,535	30,414

Source: D.B.S. Census, 1961.

Note:
[1] Figures for mobile units are omitted.
[2] Figures for mortgage and median value, apply to single detached, owner-occupied dwellings only.
[3] Figures for rent, apply to tenant-occupied dwellings only.
[4] Figures for automobiles, apply to total dwellings.
* Less than 100.

APPENDIX (2)

Urban Renewal Study Areas and Priorities

The attached Tables and Figures are reproduced from the "Report on Priorities for Urban Renewal Study Areas", dated October 7, 1963.

Figure (i) "Residential Building Condition in the City of Toronto" shows the study areas identified.

Figure (ii) shows the schools and parks serving the areas.

Tables (a) and (b) give the data for the areas and their rank order of renewal priority.

Table (a)

Selected Indicators of Environmental Deficiencies

Study Areas	Total Residential Structures*	Poor Structures			All Residential Structures				Households	
		Number*	%	Building Assessment* $ per sq.ft.	Parking Deficiency* %	Age - Built before 1900* %	Number of accidents per 1000' of road//	Parks - Deficiency or surplus+	% of family income for rentø	% of Households with furnacesø
Riverdale	2,078	386	18.5	1.40	56.1	52.6	5.50	- 15.48	23.8	90.9
Don (a)	1,101	240	21.8	1.10	39.4	77.9	8.40	+ 0.90	25.9	96.3
Don (b)	321	120	37.3	1.13	79.8	69.4	7.10	- 2.50	25.6	89.6
Don (c)	2,374	333	14.0	1.22	61.3	72.7	7.00	+ 9.67	24.4	97.2
Grange Park	970	136	14.0	1.11	62.4	75.5	6.76	- 4.31	24.2	95.5
Kensington	640	141	22.0	1.21	74.3	73.1	11.20	- 6.67	33.2	96.6
Alexandra	534	127	21.7	1.00	60.0	80.3	9.90	+ 0.70	26.4	85.8
Trinity	2,843	326	11.4	1.37	53.8	65.4	5.66	+ 15.71	23.3	92.1
Gore Vale	1,910	176	9.2	1.18	64.1	55.3	6.70	- 18.70	28.7	88.3
Duke-Duchess	468	338	72.2	1.00	77.6	86.7	6.40	- 4.40	27.5	66.3
Niagara	1,069	388	36.3	1.01	62.7	79.0	7.44	+ 3.36	24.9	83.3
Junction	2,047	46	2.25	1.56	42.9	17.0	4.00	- 1.00	22.5	98.1
TOTAL:	16,355	2,757								

Source of information: * Data Sheet System, 1961 - City of Toronto Planning Board
// Accidents Map - June 1961 - Traffic Division of Public Works, City of Toronto
+ City-Parks and Recreation Department, 1960
ø D.B.S. Census, 1961

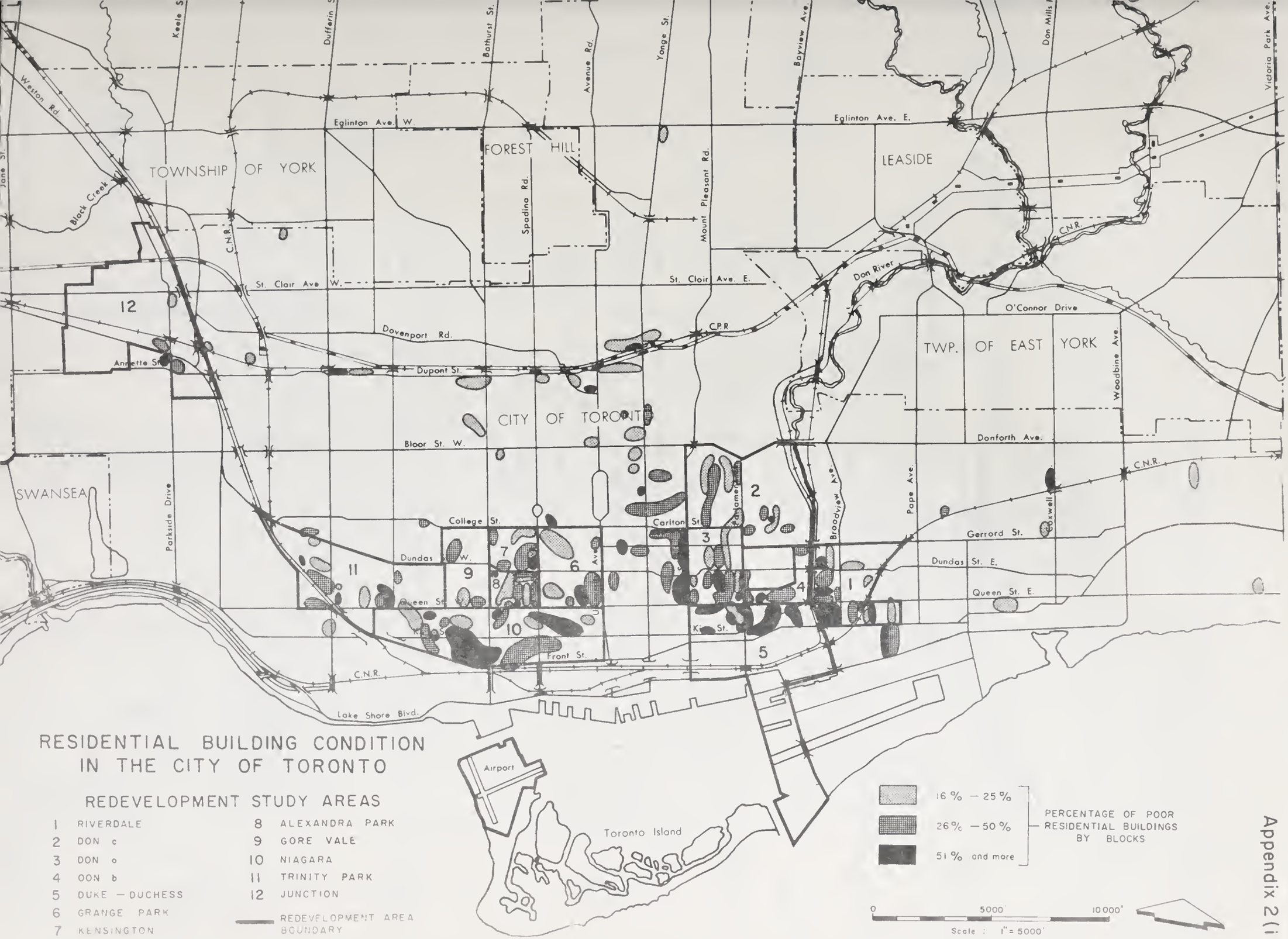
APPENDIX (2)
Table (a)

Table (b)

Rank Order of Study Areas//

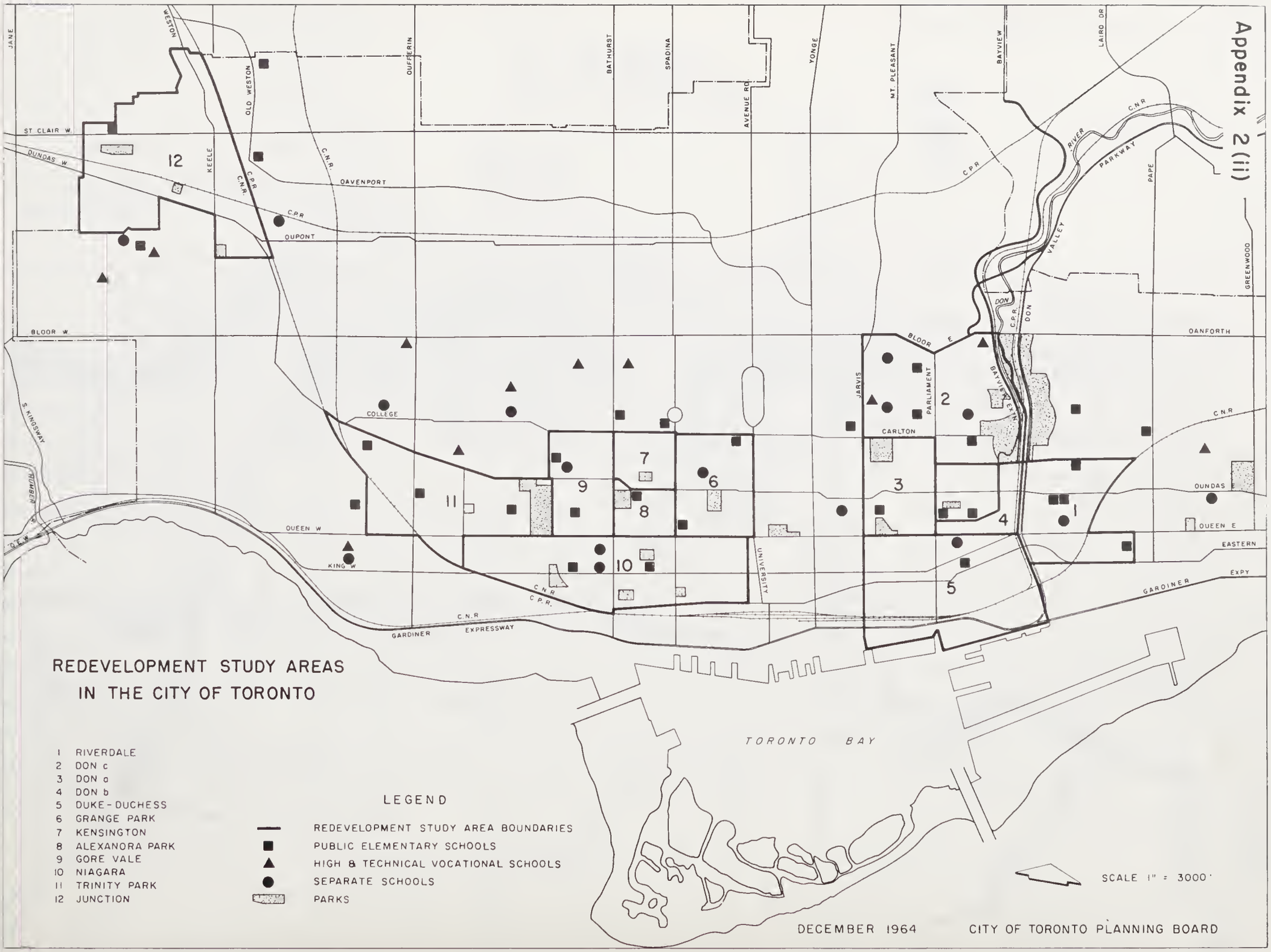
	% Poor Structures		Building Assessment		Households with Furnaces		% of Income for Rent		Traffic Accidents		Age		Parks		Parking Deficiency		Composite	
	Rank Order	Weighted Value (Factor 1.0)*	Rank Order	Weighted Value (Factor 1.0)*	Rank Order	Weighted Value (Factor 1.0)*	Rank Order	Weighted Value (Factor 1.0)*	Rank Order	Weighted Value (Factor 0.5)*	Rank Order	Weighted Value (Factor 0.5)*	Rank Order	Weighted Value (Factor 0.33)*	Rank Order	Weighted Value (Factor 0.25)*	Factor	Rank Order
Riverdale	7	7.00	10	10.00	6	6.00	10	10.00	11	5.50	11	5.50	2	.66	9	2.25	46.91	10
Don (a)	6	6.00	3	3.00	9	9.00	5	5.00	3	1.50	4	2.00	10	3.33	12	3.00	32.83	6
Don (b)	2	2.00	5	5.00	5	5.00	6	6.00	5	2.50	8	4.00	8	2.66	1	0.25	27.41	4
Don (c)	8	8.00	8	8.00	11	11.00	8	8.00	6	3.00	7	3.50	7	2.33	7	1.75	45.58	9
Grange Park	8	8.00	4	4.00	8	8.00	9	9.00	7	3.50	5	2.50	3	1.00	6	1.50	37.50	8
Kensington	4	4.00	7	7.00	10	10.00	1	1.00	1	0.50	6	3.00	5	1.66	3	.75	27.91	5
Alexandra	5	5.00	1	1.00	3	3.00	4	4.00	2	1.00	2	1.00	9	3.00	8	2.00	20.00	2
Trinity	9	9.00	9	9.00	7	7.00	11	11.00	10	5.00	9	4.50	6	2.00	10	2.50	50.00	11
Gore Vale	10	10.00	6	6.00	4	4.00	2	2.00	8	4.00	10	5.00	4	1.33	4	1.00	33.33	7
Duke-Duchess	1	1.00	1	1.00	1	1.00	3	3.00	9	4.50	1	0.50	1	0.33	1	0.50	11.83	1
Niagara	3	3.00	2	2.00	2	2.00	7	7.00	4	2.00	3	1.50	11	3.66	5	1.25	22.41	3
Junction	11	11.00	11	11.00	12	12.00	12	12.00	12	6.00	12	6.00	12	4.00	11	2.75	64.75	12

// Rank Order from poorest to best based on Table 1.
* Weight is rank order times the weighting factor.


RESIDENTIAL BUILDING CONDITION
IN THE CITY OF TORONTO
REDEVELOPMENT STUDY AREAS
1 RIVERDALE
2 DON c
3 DON o
4 DON b
5 DUKE — DUCHESS
6 GRANGE PARK
7 KENSINGTON
8 ALEXANDRA PARK
9 GORE VALE
10 NIAGARA
11 TRINITY PARK
12 JUNCTION
REDEVELOPMENT AREA BOUNDARY
16 % — 25 %
26 % — 50 %
51 % and more
PERCENTAGE OF POOR RESIDENTIAL BUILDINGS BY BLOCKS
0
5000'
10000'
Scale : 1" = 5000'
DECEMBER 1964. CITY OF TORONTO PLANNING BOARD
TOWNSHIP OF YORK
FOREST HILL
LEASIDE
TWP. OF EAST YORK
CITY OF TORONTO
SWANSEA
Airport
Toronto Island
Weston Rd.
Keele St.
Dufferin St.
Bathurst St.
Avenue Rd.
Yonge St.
Bayview Ave.
Don Mills Rd.
Victoria Park Ave.
Jane St.
Black Creek
Eglinton Ave. W.
Eglinton Ave. E.
Spadina Rd.
Mount Pleasant Rd.
C.N.R.
St. Clair Ave. W.
St. Clair Ave. E.
Don River
O'Connor Drive
Dovenport Rd.
C.P.R.
Annette St.
Dupont St.
Woodbine Ave.
Bloor St. W.
Donforth Ave.
Parkside Drive
College St.
Carlton St.
James
Broadview Ave.
Pape Ave.
Gerrard St.
Coxwell
Dundas St. W.
Dundas St. E.
Queen St. W.
Queen St. E.
King St.
Front St.
Lake Shore Blvd.

Appendix 2 (i)

Appendix 2 (ii)



REDEVELOPMENT STUDY AREAS IN THE CITY OF TORONTO

1 RIVERDALE
2 DON c
3 DON a
4 DON b
5 DUKE-DUCHESS
6 GRANGE PARK
7 KENSINGTON
8 ALEXANDRA PARK
9 GORE VALE
10 NIAGARA
11 TRINITY PARK
12 JUNCTION

LEGEND

- REDEVELOPMENT STUDY AREA BOUNDARIES
- PUBLIC ELEMENTARY SCHOOLS
- HIGH & TECHNICAL VOCATIONAL SCHOOLS
- SEPARATE SCHOOLS
- PARKS

SCALE 1" = 3000'

DECEMBER 1964 CITY OF TORONTO PLANNING BOARD

Pockets of Poor Housing in the City of Toronto

Pockets of poor housing in the city were identified in the following manner:

> All residential structures in the city judged to be in "poor" condition were plotted on large scale maps. Six or more adjacent houses in poor condition qualified as a "pocket". In some cases the boundary of the pocket extended beyond the minimum group of six to include other poor houses in the immediate vicinity. In such cases the boundary may include non-residential structures and also some residential structures in fair condition. In all, 58 pockets were identified, varying considerably in size, from a minimum of 6 up to 272 houses.

Table (a) gives the pockets of poor housing arranged in order of priority for clearance, based on assessed value/sq.ft. of floor area. For the reasons to be given, the rating should not be given undue weight:

(a) The physical condition of a building is just one of the criteria used in assessment. Hence the assessed value is not a complete reflection of the condition of the building.

(b) The larger the building, the lower the assessed value per square foot is likely to be.

(c) The variation in the assessed value per square foot is gradual. Between priority No. 30 and priority No. 44, for example, is a difference of only .21/sq.ft.

(d) Actual field inspection detects no difference in condition between say the poor houses of Kensington Market as compared with those of Napier - they are equally bad. Yet the rating ranks the former No. 13 and the latter No. 31.

It should be noted too, that in deciding priorities for pocket clearance, the condition of building condition is only one criterion among others. Finally, once a house is declared "poor", in terms of renewal this means that it is past the point where it can be economically repaired and should be demolished. There is really little to choose between one poor house and another since the basic category assumes they are all below a certain level.

Table (b) gives the project areas and the pockets they contain.

APPENDIX (3)
Table (a)

Table (a)

Pockets of Poor Housing Arranged in Order of Priority for Clearance, based on Assessed Value per Square Foot of Floor Area

Name of Pocket	Rank Order	Project Area	Assessed Value per sq.ft.
Clarence Square	1	Harbour 1	.64
Phoebe-Huron	2	Grange Park	.73
Victoria Memorial Square	3	Harbour 2	.79
Walton Street "A"	4	Downtown	.87
Augusta Street	5	Alexandra Park	.89
St. Patrick's	6	Grange Park	.89
Walton Street "B'	7	Downtown	.89
Glen Baillie Place	8	Kensington	.93
Power-King	9	Duke-Duchess	.93
Grange	10	Alexandra Park	.94
Cornwall Street "A"	11	Don 1	.95
Niagara-King	12	Niagara	.97
Kensington Market	13	Kensington	1.03
Sackville Place	14	Don 3	1.05
Seaton	15	Don 2	1.05
Tracy-Trefann	16	Don 1	1.06
Cameron "A"	17	Alexandra Park	1.06
Saulter Street	18	Riverdale 2	1.08
Widmer Street	19	Harbour 1	1.09
Napanee	20	Alexandra Park	1.10
Gladstone-Peel	21	Dufferin 2	1.12
McCaul Street	22	Grange Park	1.14
Cornwall Street "B"	23	Don 1	1.16
Stafford-Adelaide	24	Niagara	1.17
Wolseley	25	Gore Vale	1.17
Brookfield-Humbert	26	Trinity	1.17
Vine Avenue	27	Junction	1.19
Mutual "A"	28	Downtown	1.23
Wyndham Street	29	Dufferin 1	1.23
Cameron "B"	30	Alexandra Park	1.24
Napier	31	Riverdale 1	1.27
Munro-Gerrard	32	Riverdale 1	1.29
Euclid Place	33	Gore Vale	1.29
Sherbourne-Shuter	34	Don 2	1.30

(Cont'd)

APPENDIX (3)
Table (a)
Cont'd

Name of Pocket	Rank Order	Project Area	Assessed Value per sq.ft.
Mutual "B"	35	Downtown	1.32
Hickory-Casimir	36	Kensington	1.32
Lippincott	37	Kensington	1.33
Hamilton	38	Riverdale 1	1.34
McGill Street	39	Downtown	1.36
Wascana Avenue	40	Don 1	1.37
Richmond Street	41	Harbour 3	1.38
Lisgar Street	42	Dufferin 2	1.38
George Street	43	Duke-Duchess	1.43
Hickson Street	44	Dufferin 1	1.45
Gordon Street	45	Dufferin 1	1.46
Marlborough Place	46	Marlborough	1.47
Shirley Street	47	Dufferin 1	1.48
Glasgow	48	Spadina	1.49
Allen Avenue	49	Riverdale 1	1.52
Logan-Morse	50	Riverdale 2	1.57
Beverley-Stephanie	51	Grange Park	1.59
Nassau	52	Kensington	1.60
Delaney Crescent	53	Dufferin 1	1.66
Empire-McGee	54	Riverdale 2	1.68
Baseball Place	55	Riverdale 2	1.70
Mavety Street	56	Junction	1.75
Mutual "C"	57	Downtown	1.81
Claremont Street	58	Gore Vale	3.02

APPENDIX (3)
Table (b)

Table (b)

Pockets of Poor Housing, Project Areas
City of Toronto

Project Areas	Pocket	Rank	No. of Properties	Total No. of Poor Residential Structures
1. Riverdale 1	Napier	31		
	Hamilton	38	92	58
	Munro-Gerrard	32	98	50
	Allen Avenue	49	70	24
2. Riverdale 2	Saulter Street	18	51	28
	Empire-McGee	54	105	61
	Baseball Place	55	9	7
	Logan-Morse	50	117	75
3. Duke-Duchess	Power-King	9	518	298
	George Street	43	12	10
4. Don 1	Cornwall Street "A"	11	7	7
	Cornwall Street "B"	23	13	11
	Tracy-Trefann	16	100	74
	Wascana Avenue	40	48	29
5. Don 2	Seaton	16	14	12
	Sherbourne-Shuter	34	74	31
6. Don 3	Sackville Place	14	33	29
7. Downtown	Walton Street "A"	4	11	11
	Walton Street "B"	7	22	22
	Mutual Street "A"	28	10	10
	Mutual Street "B"	35	24	23
	McGill Street	39	61	34
	Mutual Street "C"	57	33	29
8. Spadina	Glasgow	48	11	8
9. Grange Park	Phoebe-Huron	2	16	10
	St. Patrick's Square	6	8	8
	McCaul Street	22	7	6
	Beverley-Stephanie	51	8	7
10. Harbour 1	Clarence Square	1	8	12
	Widmer Street	19	10	10
11. Harbour 2	Victoria Memorial Sq.	3	47	36

(Cont'd)

APPENDIX (3)
Table (b)
Cont'd

Project Areas	Pocket	Rank	No. of Properties	Total No. of Poor Residential Structures
12. Harbour 3	Richmond Street	41	16	18
13. Alexandra Park	Augusta Street	5		
	Grange	10		
	Cameron "A"	17		
	Napanee	20		
	Cameron "B"	30		
14. Kensington	Glen Baillie Place	8	14	7
	Kensington Market	13	23	23
	Lippincott	37	21	14
	Hickory-Casimir	36	30	19
	Nassau	52	8	8
15. Gore Vale	Wolseley	25	30	19
	Euclid Place	33	6	6
	Claremont Street	58	6	6
16. Niagara	Niagara-King	12	127	201
	Stafford-Adelaide	24	69	140
17. Trinity	Brookfield-Humbert	26	111	73
18. Dufferin 2	Gladstone-Peel	21	16	7
	Lisgar Street	42	14	10
19. Dufferin 1	Wyndham Street	29	8	7
	Hickson Street	44	13	11
	Gordon Street	45	19	14
	Shirley Street	47	10	8
	Dolaney Crescent	53	42	30
20. Junction	Vine Avenue	27	9	9
	Mavety Street	56	7	6
21. Marlborough	Marlborough Place	46	59	33

Senior Government Policy on Pocket Clearance and Redevelopment

The Central Mortgage and Housing Corporation outlined their policy on pocket clearance and redevelopment in a letter dated January 16th, 1964 (File No.: 112-9-T4 Re: Standing Committee, Urban Renewal Priorities, City of Toronto):-

" After attending the fourth meeting of the Standing Committee on Urban Renewal Studies, Mr. Gwilym and I arranged to meet with the Director, Urban Renewal and Public Housing in Ottawa along with other technical people who shared an interest in this work. We took with us all the material that had been made available at the four meetings.

" It was the feeling of our meeting that the wholesale clearance of a series of small isolated and unrelated areas would not, in our opinion, constitute an appropriate use of the assistance available under Section 23 of the National Housing Act. This Section of the Act states "In order to assist in the clearance, replanning, rehabilitation and modernization of blighted or substandard areas .....". The Act strongly implies a comprehensive area approach.

" For much of the material studied, any replanning and rehabilitation function appeared to be either obscure or lacking. This was especially true in some of the smaller areas where even a significant land assembly role is absent. It was felt that small areas and individual cases of substandard housing would seem more appropriately dealt with through the application of municipal by-laws pertaining to health, fire, building and housing standards. As a case in point I might mention that during my recent visit to Ottawa I learned that in that City the Standards Board dealt in 1963 alone with some 400 cases of substandard housing there. As you probably know, the City of Ottawa some years ago adopted, through a private bill, a Minimum Occupancy and Maintenance Standard by-law which has been highly successful in its application.

" We concluded however that wherever it was evident that the area, or areas, concerned have and are suitable for a clearly established re-use which logically relates to the overall development or plan of the neighbourhood, the Corporation would be prepared to give them detailed consideration. Several of the areas making up the "59 Pockets" would appear to satisfy this requirement.

/...

" In addition, where the spot clearance of small areas is an integral part of a comprehensive neighbourhood rehabilitation and conservation programme, as is the case in Alexandra Park (or Hamilton's North End Proposal) we would be prepared to consider them even if their re-use as such was indefinite. It should be pointed out, of course, that as in Alexandra Park this would involve detailed studies and a comprehensive programme over a large area.

" We have attempted in this letter to state as clearly as possible where this Corporation can assist you in dealing with the blighted pockets emerging from your studies. We purposely stress this positive aspect and look forward to being asked to consider applications for assistance under Section 23 of the National Housing Act as your studies progress."

Indications were that the Provincial Government's attitude would be substantially similar to that of the C.M.H.C. outlined above.

APPENDIX (5)

Notes on Cost Estimates

Acquisition and Clearance

Acquisition estimates for the Don 1 A and Sackville Place (Don 3) projects were made by the Real Estate Department. Estimates for other areas were based on conversion of assessed valuations to current market prices using factors derived from experience in central areas.

Costs allow for contingencies which may arise during acquisition or clearance, such as possible arbitrations, etc.

In the Moss Park and Alexandra Park projects a rate of $4.00 per square foot was used for streets included in the assembled land and the same figure has been used in these estimates.

Federal Government cost sharing will be under Section 23B.(1) of the amended N.H.A. except for the acquisition and conversion of properties for public housing which, it is assumed, will be effected under Section 35A.(1).

Recovery

Various methods may be used for establishing the price which the partnership will receive for the re-sale of acquired land. In this report the following unit prices have been used for recovery:

- $3.00 per square foot for re-sale for industrial uses. This is about 50% of the acquisition and clearance cost and is believed to be a reasonable marketing price in the area considered.

- $4.00 per square foot for new streets right-of-way. This is the same as the price paid for streets to be closed. The same unit price was used in the Alexandra Park agreement.

- $1,000 per dwelling unit in a public housing project.

- $3.00 (Dermott Place) and $2.50 (Riverdale) per square foot for land to be used as municipal car parks managed by the City of Toronto Parking Authority.

Housing Costs

(a) Land

The cost of land, including survey and soil test, legal expenses and other charges, was set at $1,000 per unit. The following were the land costs in the other projects in Toronto:

/...

O'Connor Drive	$ 900/unit	
Regent Park South	$1,100/ "	
Moss Park	$ 703/ "	
Alexandra Park	$1,000/ "	(proposed)

(b) Buildings

Floor areas assumed and building unit costs are given in Table (a). The unit costs are rounded figures based on estimated costs per square foot for similar construction in Toronto.

Table (a)

Estimated Unit Costs and Floor Areas

Unit	Basic Area (Sq.Ft.)	Area Assumed for Costing* (Sq.Ft.)	Estimated Unit Cost $
Bachelor Apartment	280	470	7,500
1-Bedroom "	500	720	10,000
2- " "	660	900	12,000
3- " "	850	1,035	14,000
3-Bedroom Row Houses	920	1,080	15,000
4- " "	1,100	1,280	17,000
5- " "	1,300	1,515	18,000

* Basic area plus amount added for corridors, basement, laundry, etc.

(c) Project Services, Contingencies, etc.

5% of the building cost was added for sewer and pipe connections, landscaping, administration charges, and contingencies.